

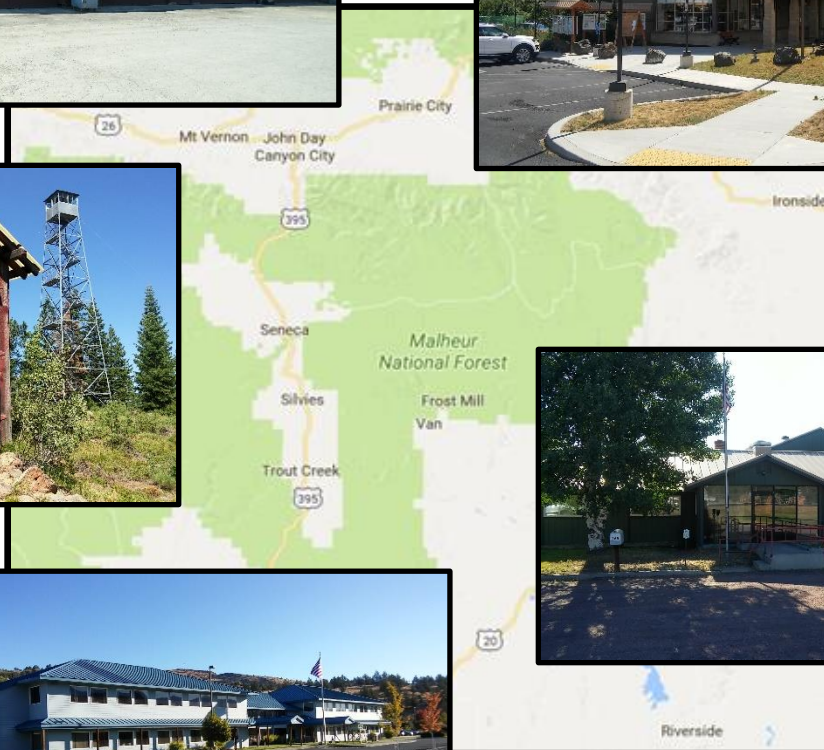
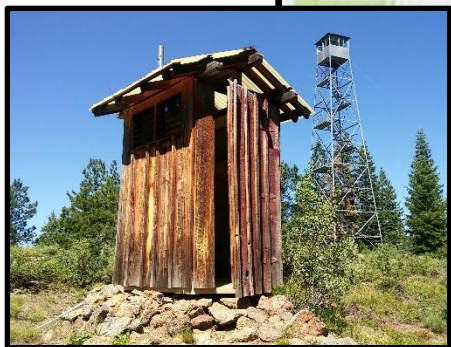
United States
Department of
Agriculture
Forest Service
Pacific Northwest
Region



Facility Master Plan

Malheur National Forest

December 2017 - DRAFT



Malheur National Forest

Facility Master Plan

Prepared by: Jerry Carlson, Dick Sawaya, and Bob VanderLinden
Facilities Engineering Management Consultants
NorthStar Technology Corporation

Contributors and
Reviewers:

Keith Nickerson
FOREST FACILITIES MGR

Date

Teresa Dixon
RLM PROGRAM MGR

Date

Reviewed by:

Mike Krawczyk
FOREST FACILITIES ENGINEER

Date

Michael Montgomery
RELM STAFF OFFICER

Date

Dave Halemeir
BLUE MOUNTAIN RANGER DISTRICT
DISTRICT RANGER

Date

Christy Cheyne
EMIGRANT CREEK RANGER DISTRICT
DISTRICT RANGER

Date

Ed Guzman
PRAIRIE CITY RANGER DISTRICT
DISTRICT RANGER

Date

Recommended by:

Steven Beverlin
FOREST SUPERVISOR

Date

Thomas Snoberger
R6 FACILITIES ENGINEER

Date

Christy Darden
DIRECTOR OF ENGINEERING

Date

Approved by:

James Peña
REGIONAL FORESTER

Date

Table of Contents

ADMINISTRATIVE BUILDINGS FACILITY MASTER PLAN	5
SECTION 1 - EXECUTIVE SUMMARY	5
SECTION 2 – FOREST BACKGROUND AND HISTORY.....	8
2.1 Vicinity Map of Forest with Major Activity Sites	9
SECTION 3 – FINANCIAL BALANCE SHEET	10
SECTION 4 - MANAGEMENT DIRECTION.....	12
SECTION 5 - REVIEW OF ADMINISTRATIVE SITES AND RECOMMENDATIONS	13
5.1 Malheur National Forest Supervisors Office.....	15
5.1.1 Supervisor’s Office Site	15
5.1.2 John Day Compound (2 of 15 buildings managed by SO).....	17
5.1.3 Grant County Joint Airbase Facility (managed by SO)	20
5.1.4 Communications Shop	22
5.1.5 John Day Daycare Center	24
5.1.6 John Day Residence East (Volunteer House)	26
5.2 Blue Mountain Ranger District.....	28
5.2.1 Blue Mountain Ranger District Office	28
5.2.2 John Day Compound (13 of 15 buildings managed by Blue Mountain District).....	30
5.2.3 Blue Mountain Work Center.....	36
5.2.4 Bear Valley Work Center.....	40
5.2.5 Raddue Guard Station.....	44
5.2.6 Blue Mountain Ranger District Miscellaneous Sites	47
5.3 Emigrant Creek Ranger District.....	68
5.3.1 Emigrant Creek Ranger Station.....	68
5.3.2a Allison Guard Station Administrative Site – Administrative Buildings	74
5.3.2b Allison Guard Station Administrative Site – Recreation Rentals	77
5.3.3 Crow Flat Work Center	79
5.3.4 Emigrant Creek Ranger District Miscellaneous Sites	82
5.4 Prairie City Ranger District.....	101
5.4.1 Prairie City Ranger Station	101
5.4.2 Prairie City Work Center	104
5.4.3 Crane Prairie Work Center	108
5.4.4 Prairie City Ranger District Miscellaneous Sites	113
5.5 Lookout Towers and Associated Buildings	124

5.6 Communication Sites	125
5.7 Office Space Utilization Summary.....	126
5.8 Complete List of Buildings with FMP Recommendations.....	128
5.9 List of Buildings to Retain for Existing Use.....	132
5.10 List of Buildings to Retain for Alternate Use.....	135
5.11 List of Buildings to Decommission	136
5.12 List of Buildings to Acquire	138
5.13 List of Buildings Disposed	139
FMP APPENDICES.....	140
Appendix A – Regional Facilities Strategy	140
Appendix B – Quarters List	140
Appendix C – I-Web Building List	140
Appendix D – CIM Project List.....	140
Appendix E – Sustainable Building Practices	140
Appendix F – Environmental Compliance.....	140
Appendix G – FA&O Water Systems	140
Appendix H – FA&O Waste Water Systems.....	140
Appendix I – Asbestos Management	140
Appendix J - Lead Based Paint Management.....	140
Appendix K – Accessibility for FA&O Facilities.....	140
Appendix L – National Facilities Study, Executive Summary and Team Briefing.....	140
Appendix M – NorthStar Team Bios	140

ADMINISTRATIVE BUILDINGS FACILITY MASTER PLAN

SECTION 1 - EXECUTIVE SUMMARY

The purpose of the Facility Master Plan (FMP) is to guide the acquisition, upgrading, maintenance and disposal of a National Forests' facilities portfolio required to support unit operations to include public service. This FMP covers both administrative and recreation sites and major visitor centers. It does not include special use sites.

Nationwide the number of Forest Service facilities has not been reduced commensurate with the reductions in budgets and staffing. A recent national report concluded that approximately 20% of the funds needed to maintain facilities to standard were available for actual maintenance activities.

The Forest contracted a team of retired Forest Service employees with extensive experience in facilities management to update the FMP for both administrative and recreation facilities. The benefit is a comprehensive set of strategic recommendations for optimizing facilities management decisions given likely budget projections.

The Forest facility portfolio has 139 owned administrative buildings containing 155,315 GSF and 2 leased buildings containing 40,142 RSF for a total of 195,457 GSF. The Current Replacement Value (CRV) for the owned facilities is \$37.5 million.

Implementation of the recommendations in this plan will result in retaining 84 buildings for existing use, retaining 13 buildings for an alternate use and decommissioning 42 buildings. Two buildings are planned for acquisition and funds are needed to bring several existing buildings up to code. Funds are also needed to remodel and change the use of some buildings to improve utilization.

Based on industry standards (3% of the CRV) approximately \$1,125,000 is needed annually to maintain the existing facility portfolio to the national goal of "fair to good" condition. The Forest allocation in FY 17 was \$376,000 in CP09 funds and \$35,000 in QMQM funds but after overhead and indirect costs only \$165,000 is available for actual maintenance activities or about 15% of the need.

The recommended actions do not significantly reduce the maintenance deficit and only increase the funds available from 15% to 16% of the need. The Forest should take a more in depth look at what additional buildings or sites could be decommissioned or at the very least in the case of historic structures, mothballed. While the recommendations show decommissioning 42 buildings, many of these buildings are small storage buildings or toilet buildings which do not represent a large maintenance liability and therefore do not provide much relief from the large gap in maintenance funds.

Since maintenance budgets are likely to remain flat, a more aggressive effort to reduce or manage existing facilities is necessary. For a more detailed budget analysis, see the Malheur National Forest Facilities Maintenance Financial Balance Sheet in SECTION 3.

Three of the more significant recommendations are as follows:

UNOCCUPIED BUILDINGS IN DISREPAIR

Issue: 32 buildings have extensive deferred maintenance and are not suitable for occupancy

The Forest has two significant historic sites which are largely intact, the John Day Compound and Allison Guard Station. To maintain these sites to a suitable standard with limited funding, the team recommends letting go of other sites and buildings that have been compromised and have significant deferred maintenance. This includes the Bear Valley Work Center that has been vacant for 15 years and buildings at the Blue Valley Work Center except for the new bunkhouse. The Bear Valley buildings are rodent infested, and the Blue Valley buildings need numerous upgrades for health and safety.

The Crane Prairie Work Center has significant deferred maintenance and depends on an aging generator system for power. Further analysis is needed to determine if the Crane Prairie site could be eliminated or modernized to reduce the maintenance burden. Older bunkhouses and the dining hall could be replaced with modern leased modular buildings. Leasing is likely the only option available due to very limited capital improvement funds.

The Black Butte, Frazier, Bald Butte, Dry Mountain, King Mountain and West Myrtle lookouts are no longer needed for the fire program and require a significant investment to make the facilities safe for human occupancy. Administrative maintenance funds should no longer be used on these sites. At a minimum, the towers should be secured to prevent public access. Clearance from SHPO will be necessary on structures eligible for historic status prior to decommissioning.

Recommendations:

- Initiate consultation with SHPO for clearances for potentially eligible buildings recommended for decommissioning
- After clearance, decommission the buildings at the sites listed above using a salvage based contract
- See list of buildings recommended for decommissioning under section 5.11 for specific buildings

HOUSING STRATEGY FOR SEASONAL WORKFORCE

Issue: Lack of suitable/affordable housing for seasonal workforce assigned to work center and guard station locations

The Forest has seasonal work crews assigned to the Blue Mountain Work Center, Allison Guard Station, Crow Flat Work Center, Crane Prairie Work Center, the Airbase at John Day Airport and the John Day Compound. The Forest has experienced an estimated 20-30% rejection in job offers for seasonal positions due to lack of affordable housing. Highly qualified candidates are being lost to

other job locations due to the lack of short-term housing. Recruiting permanent employees is difficult because housing options in John Day, OR and Burns, are limited and costly.

Providing modern efficient bunkhouses at the work centers and guard stations listed above is elusive because construction funds for capital improvement projects are almost nonexistent. A modern bunkhouse was constructed at the Blue Mountain work center in 2011 but that facility is at capacity. More housing is needed at that site due to increases in staffing for accelerated restoration and fire suppression programs. Currently, summer crews are being assigned housing in substandard facilities or no housing is provided.

Recommendations:

- Seek support from the Regional Office in determining a supplemental budget allocation for temporary housing commensurate with increased hiring for accelerated restoration and fire suppression programs
- Purchase or lease in 5 year increments modular bunkhouses to be located at the above sites to handle both permanent and seasonal workforce housing needs

STAFFED LOOKOUTS NEED STRUCTURAL AND LIGHTNING PROTECTION INSPECTIONS

Issue: Lookouts staffed for fire detection show signs of structural deficiencies and lack of continuity in the lightning protection

The Dixie Butte, Dry Soda, Flagtail, Indian Rock, Antelope, Calamity, Snow Mountain and Sugarloaf Lookouts are staffed 4-5 months per year during fire season. All the lookouts have loose guy wires, outdated propane systems, loose railings or split cross bracing, and suspect lightning protection. In some cases, the cab needs maintenance and the deck planking needs repair. The flat cabs need roof replacements. The lookout siding, railing and stairs may have lead based paint and the lookout cabs may contain asbestos material.

Recommendations:

- Complete testing of lookouts for asbestos containing materials and lead based paint and remove hazards
- Complete structural inspections of the lookouts and towers by a qualified structural engineer and make repairs and upgrades as recommended by the engineer
- Complete and inspection of the lightning protection systems by a qualified contractor to ensure the safety of the systems and make upgrades as recommended
- Upgrade the propane systems and propane tanks using the local propane vendor (recommended by forest facility staff members)
- Lookouts that are being considered for a recreation rental must be evaluated for the same safety issues as administrative use or blocked to prevent access to the stairs and cab

SECTION 2 – FOREST BACKGROUND AND HISTORY

The Malheur National Forest was created on June 13, 1908. It is named for the Malheur River and comprises approximately 1.7 million acres in the Blue Mountains of eastern Oregon. The Forest consists of high desert grasslands, sage, juniper, pine, fir and other tree species. Elevations vary from about 4,000 feet to the 9,038-foot peak of Strawberry Mountain. The Strawberry Mountains extend east to west through the center of the Forest. U.S. Route 395 runs south to north through the Forest while U.S. Route 26 runs east to west.

The Forest has three ranger district offices and a supervisor's office. The three district offices are: Blue Mountain Ranger Station in John Day, OR; Prairie City Ranger Station in Prairie City, OR; and Emigrant Ranger Station in Hines, OR. The supervisor's office is in John Day, OR. The Forest includes land in Grant, Harney, Baker, and Malheur Counties. There are two wilderness areas, the Strawberry Mountain Wilderness at 68,700 acres and Monument Rock Wilderness at 19,620 acres. The largest centers of populations are in the John Day valley and the Burns area.

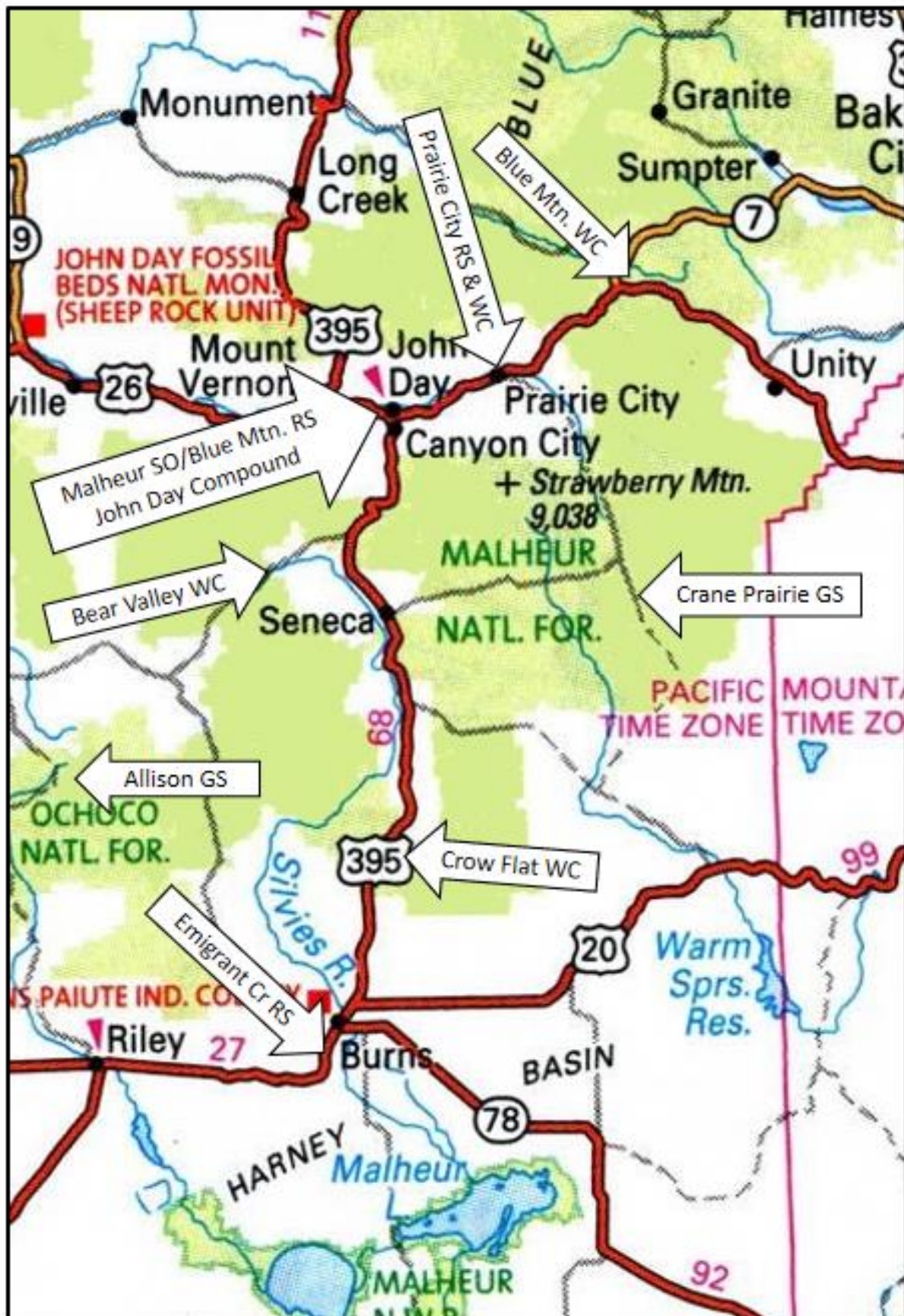
The largest programs are vegetation management (timber and biomass), range, recreation and fire prevention. The vegetation management area has seen a resurgence in activity recently with the implementation of the Accelerated Restoration Program. This program has tripled the volume of timber harvested on the forest during recent years.

The fire suppression program on the Forest is active with an airbase located at the John Day airport that is home to a helicopter rappel crew, a Single Engine Air Tanker (SEAT) Ramp and engine crews strategically placed on the Forest. The Forest has a fire history frequency of an average of 170 fires responded to annually. Fire resources are strategically located across the Forest to provide fire suppression operations before fires accelerate in size and cost millions of dollars to suppress. The fire suppression organization uses a large part of the Forest facilities infrastructure. The fire program has expanded recently including additional employees and new, larger engines which typically do not fit into existing buildings. There are 15 fire lookouts on the Forest of which 8 are staffed. One lookout is used as a recreation rental.

The Forest has over 30 developed recreation sites and many unimproved dispersed sites. Visitors enjoy many recreation opportunities including: wild huckleberry picking, camping, hiking trails, OHV trails, mountain biking, horse trails, snowmobiling, cross country skiing, tubing, snow shoeing, boating and swimming, rock hounding, hunting, fishing, cabin rentals, lakes, rivers, and streams. Hunting camps fill up most campsites in the fall.

Biking is becoming more popular on the forest with the Strawberry Mountain Loop (74-mile paved loop), the Prairie Ranch Loop (14.3-mile mostly paved loop) and the North Fork Malheur River "Lollipop Loop" (65-mile paved loop) being the most prevalent tours. There are also many miles of gravel routes that can be used for biking and general forest access. The views are spectacular with little or no other traffic. Wildlife and wildflowers abound in the high desert valleys and open meadows. Dispersed camping along the major loops is also available.

2.1 Vicinity Map of Forest with Major Activity Sites



SECTION 3 – FINANCIAL BALANCE SHEET

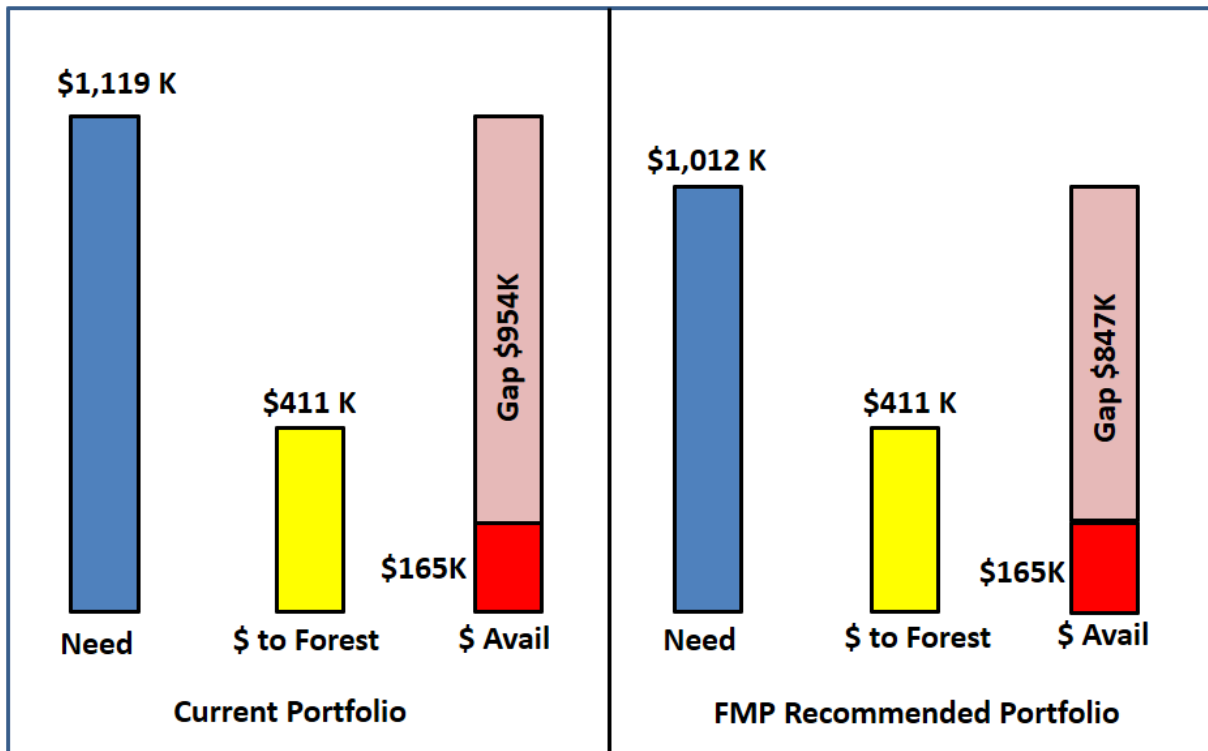
OVERALL PORTFOLIO STATUS

The current facilities portfolio is not financially sustainable at current budget levels. The Forest typically received \$376,000 in FMCP09 and \$35,000 in QMQM in FY17 which is expected to remain about the same for the foreseeable future. After salaries, travel, training and supplies are covered, an estimated \$165,000 is available for actual maintenance to address the \$1.1 million need. The result is increasing deferred maintenance every year and a substantial devaluation of the assets, with more falling into the “poor” category every year. A comparison of pre-FMP and post FMP recommendations is shown below:

Malheur NF Administrative Buildings - Pre and Post FMP Financial Comparison								
	Number Owned Facilities	GSF Owned	Number Leased Facilities	RSF Leased	Lease Cost	CRV Owned	AM Need 3% of CRV	DM
Pre-FMP Existing Condition	139	155,315	2	40,142	\$ 817,721	\$37,526,142	\$1,125,784	\$4,058,630
Develop for Alternate Use	-13	-6,138				(\$1,280,531)	(\$38,416)	(\$243,038)
Decommission	-42	-16,421	0	0	0	(\$3,790,534)	(\$113,716)	(\$2,555,785)
Retain for Existing Use	84	132,756				\$32,455,077	\$973,652	\$1,259,807
Acquire	2	4,690	0	0	\$ -	\$ 1,292,997	\$ 38,790	0
Post-FMP	86	110,979	2	40,142	\$ 817,721	\$33,748,074	\$1,012,442	\$1,259,807
Maintenance Funds Available							\$165,000	

The graph on the next page shows the “Maintenance Gap” before and after the FMP recommendations. The recommended actions do not significantly reduce the maintenance deficit. The Forest needs to take a more in depth look at what additional buildings or sites could be decommissioned or at the very least in the case of historic structures, mothballed. While the recommendations show decommissioning 42 buildings, many of these buildings are small storage buildings or toilet buildings which do not represent a large maintenance liability and therefore does not provide much relief from the large gap in maintenance funds.

The Maintenance "Gap" – Maintenance Need versus Funds to the Ground



SECTION 4 - MANAGEMENT DIRECTION

National Direction

The FMP responds to national direction found in FSM 7312; and to recent national initiatives, including Executive Orders related to "Freeze the Footprint" and "Sustainability", and current USDA and Forest Service space policies.

Forest Direction

The primary Forest direction is to provide safe, clean, attractive, efficient, and accessible facilities for all employees. Consideration should be given to workforce fluctuation through the next decade and to facilitating quality service to the visiting public.

Additional goals include reducing fixed costs through consolidating and decommissioning unneeded buildings and sites, and identifying the proper mix of owned and leased facilities that will support the mission and can be maintained to standard within projected budgets.

This FMP consists of the contract team's recommendations to the Forest. Once the Forest makes final decisions in implementation, a FMP addendum may be necessary. The recommendations follow Forest Service manual direction to categorize buildings as "retain for existing use", "retain for alternate use", "decommission" or "acquire". Some recommendations may need further analysis and union involvement before a final decision is made.

Once the final FMP is signed, amendments can be added at any time to document changes in management direction.

Budget Trends and Sources of Funding for Project Implementation

This plan is based on the projection that facility budgets will remain relatively constant over the next decade. This includes the primary facility acquisition and maintenance fund codes, CMFC and CP09. The Forest uses most of its CMFC allocations to fund maintenance of recreation sites and facilities. Amounts that remain after funding rec maintenance are used to fund minor construction projects (those less than \$250,000).

Routine maintenance of administrative facilities (both annual and deferred) is generally funded with CP09 funds with the major projects (those more than \$250,000) being paid for out of Regional CMFC. Major projects require competing at the regional level. A list of major projects is developed and re-prioritized annually by a regional team. The amount available to the Region is approximately \$2.0 - \$3.0 million annually. Funding of major project projects will continue to be difficult to obtain for this 10-year planning period.

Quarters are maintained with QMQM funds which accumulate through collection of rent from the occupants. QMQM collections are usually not enough to adequately maintain the quarters facilities.

SECTION 5 - REVIEW OF ADMINISTRATIVE SITES AND RECOMMENDATIONS

Workforce

The following table summarizes the approximate distribution of the workforce on the Malheur NF based on latest approved organizational charts (vacancies included):

Unit	Building	Permanent Full Time	Part Time and Seasonals Needing Office Space	Part Time and Seasonals Counted as 1/2 FTE	Hosted	Total Full Time Equivalents (FTE's)
Supervisors Office	Supervisors Office (Lease)	74	19	9.5	20	103.5
John Day Compound	2200	4	2	1.0	1	6
Blue Mt RD	District Office (Lease)	32	18	9.0	0	41.0
John Day Compound	2200	8	49	24.5	0	32.5
Emigrant Creek RD	District Office 2004 & 2007	31	44	22	0	53
GIS Shop	2104	4	3	1.5	0	5.5
Fire Offices	2008 & 2009	11	97	48.5	16	75.5
Prairie City RD	District Office 2010	24	5	2.5	1	27.5
PCRD Fire		2	6	3	0	5
Seasonal Office	5530	3	11	5.5	0	8.5
Airport		3	27	13.5	0	16.5
Totals		196	281	140.5	38	374.5

Note: Part Time and seasonal include BLM numbers which are: BLM PSE: 25; BLM 1039: 30

Part-time and Seasonal employees are counted as ½ FTE for this table. Temporary employees are not shown as needing full desk space or counted in FTE numbers. Shared positions are shown only once. It is possible the fire program will increase staffing during this planning period, but any increase will likely be less than 5%. Future budgets will dictate what further actions will be required to align the forest building portfolio with budget trends and program changes. For this planning period, it is obvious a more aggressive approach to facility management is needed to close the funding gap between maintenance funds needed and maintenance funds available.

DRAFT

5.1 Malheur National Forest Supervisors Office

Workforce

The Forest has been through many cycles of work force planning and downsizing. The current workforce is 196 permanent employees. An additional 38 hosted employees from other agencies and Forest Service units occupy space in the Supervisor's Office, John Day Compound, Prairie City and Emigrant Creek offices. The Forest also employs over 140 FTEs in part-time and seasonal employees. The overall workforce is expected to decline slightly over this facilities master planning period although some program areas may see a slight increase.

5.1.1 Supervisor's Office Site

The Supervisor's Office is in John Day, OR. The Supervisor's Office is a 34,142 RSF leased office building at the west end of John Day. The Blue Mountain Ranger District and the Supervisor's Office are collocated in the leased building. The current full-service lease expires at the end of February 2019 and the Forest has completed a lease analysis for new office space. The current lease cost is \$805,285 which includes parking, a storage area, utilities and janitorial services for the building. During the height of the field season, the parking for employees and government vehicles is insufficient. It is estimated that 255 parking spaces are needed and this number will be included in the new lease currently being negotiated.

The Blue Mountain Ranger District and the Supervisor's Office have been collocated for the past 20 years. There have been on-going discussions about separating the two units to provide more autonomy for the District but John Day does not have adequate space for lease to accommodate two separate offices and collocation has been the national and regional policy for several years to take advantage of cost savings from shared services. The office is approximately 3 miles from the John Day compound which is the primary work center for the District (see Blue Mountain Ranger Station for further details). The buildings listed below are located elsewhere in John Day and managed by the Supervisor's Office.

The total office space used by the Supervisor's office employees is approximately 23,266 RSF. There are 103.5 FTEs for the SO reporting to the site that use office space. This equates to a utilization rate of 225 RSF per FTE. The USDA standard is 150 net square feet per FTE plus circulation and special space which results in about 200 GSF per FTE for leased buildings 10,000 GSF and larger. The utilization rate indicates the office space is underutilized. The capacity of the supervisor's office is approximately 116 FTEs (23,266 GSF divided by 200 GSF per FTE).


Combining the total FTE's from the Supervisor's Office and the Blue Mountain District Office equals 144.5 FTEs. The total office space (excluding storage area) under the lease is 34,142 RSF. This equates to a utilization of 236 RSF per FTE. The utilization rate indicates the leased office space is underutilized. The total cost of the lease is \$805,285 which equates to a cost of \$5,572 per FTE which is about average for the region.

There is approximately 4500 SF of unoccupied office space on the first level of the Supervisor's office east wing. While this space is not included in the lease, the fact that the landlord has not tried to lease this space out to another entity may indicate they are charging enough for the remaining SF that they are not concerned about renting this space out. In other words – the Forest

may be essentially paying for this space by default which raises the cost of the space that is occupied.

Recommendations:

- Seek to improve utilization in the leased office and move toward smaller work stations as outlined in the new national space standards (FSM 6440 12/22/2016) - if the landlord is including the unoccupied space prorated in the rest of the building lease – try to renegotiate the lease price downward at the time of the new solicitation
- Continue with lease analysis and renegotiation of a new leased building that continues the collocation of the Blue Mountain Ranger District and the Supervisor's Office
- Surplus excess property, send historic files to the record center and generally improve organization and clean up the SO space
- Consider utilization of the unoccupied space in the east wing for a daycare center – see day care recommendations

SUPERVISORS OFFICE					LEASE
Recommendation:		Lease Out for New Solicitation			
RSF	FTE	PSE	Other *	FTEO **	RSF/ FTEO
23,266	74	19	20	104	225
Other: Utilization: 225 RSF/FTE Cost/FTEO: \$5,572 *Other is hosted employees **FTEO based on 50% space for PSE's					

5.1.1.1 Forest Supervisor's Office Site Map





5.1.2 John Day Compound (2 of 15 buildings managed by SO)

The Supervisor's Office is responsible for management of two buildings at the John Day compound, the remaining buildings are managed by the Blue Mountain District. The compound is in downtown John Day about 3 miles from the leased SO. The two buildings managed by the SO are the auto shop (#2100) and the gas house (#2500). The auto shop is ranked as highly valued (Primary) in a ranking of depression era buildings completed by the region in the late 1980's. The entire grouping of depression era buildings at the John Day compound are considered a high priority for historic preservation by the ranking done by the region in the late 1980's. The compound is listed on the National Register of Historic Places.

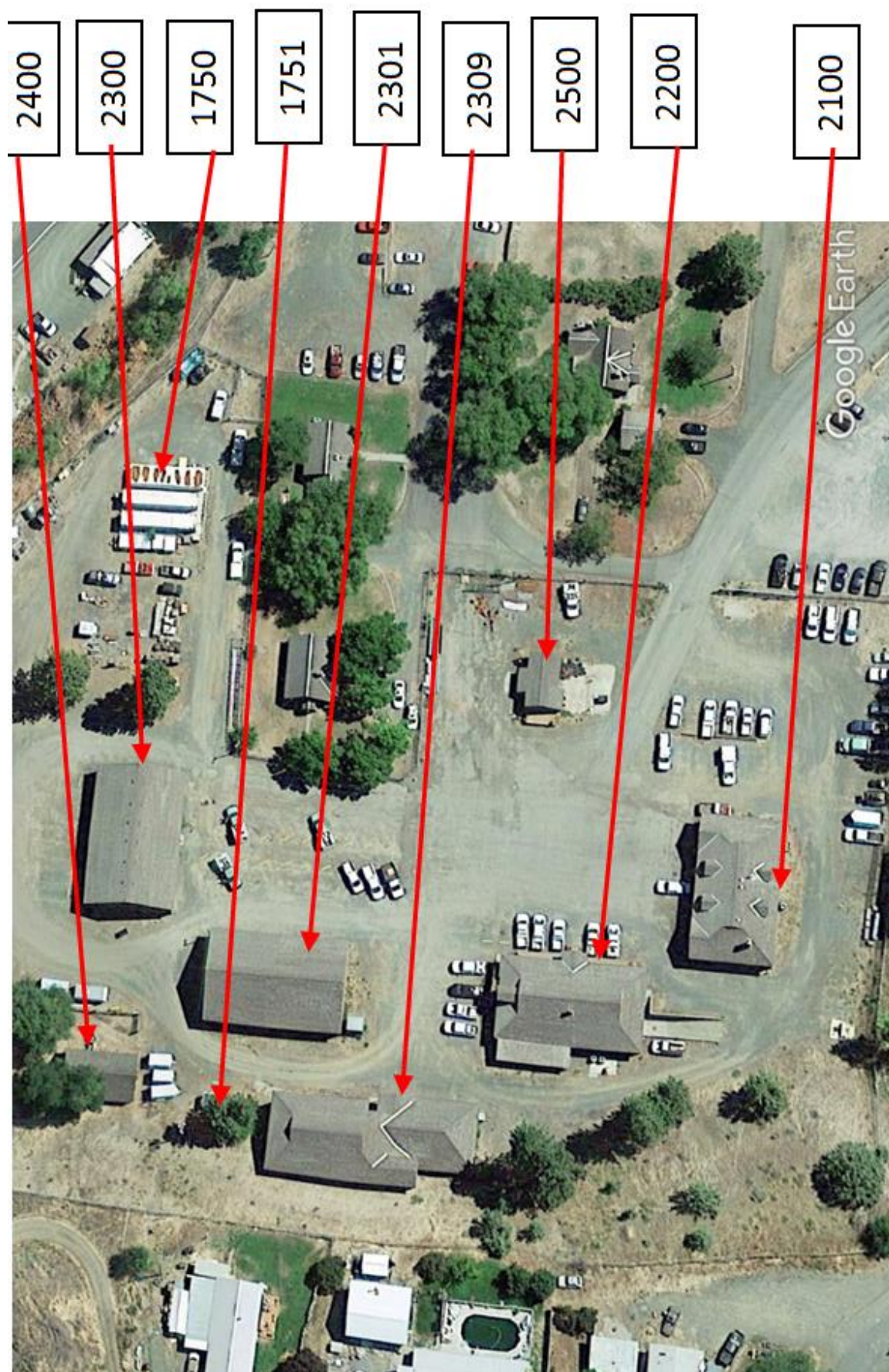
Recommendations:

Continue to manage the two historic buildings for existing use

JOHN DAY COMPOUND - AUTO SHOP					2100
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
8240	\$1,604,180	\$0	GOOD	1937	
Other:					

JOHN DAY COMPOUND - GAS HOUSE					2500
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
562	\$191,085	\$0	GOOD	1937	
Other:					

5.1.2.1 John Day Compound Site Map





5.1.3 Grant County Joint Airbase Facility (managed by SO)

This facility is a state-of-the-art building constructed in 2009 in partnership with the Grant County airport to house the Forest helitack program. The building is maintained under agreement with the County and the Forest Service provides approximately \$45,000 annually for its share of the building maintenance. The site also includes a heliport and a steel rappel tower (#4217) which is owned and managed by the Forest Service. This partnership is a showcase of what can be accomplished by working with other agencies and use of grants.

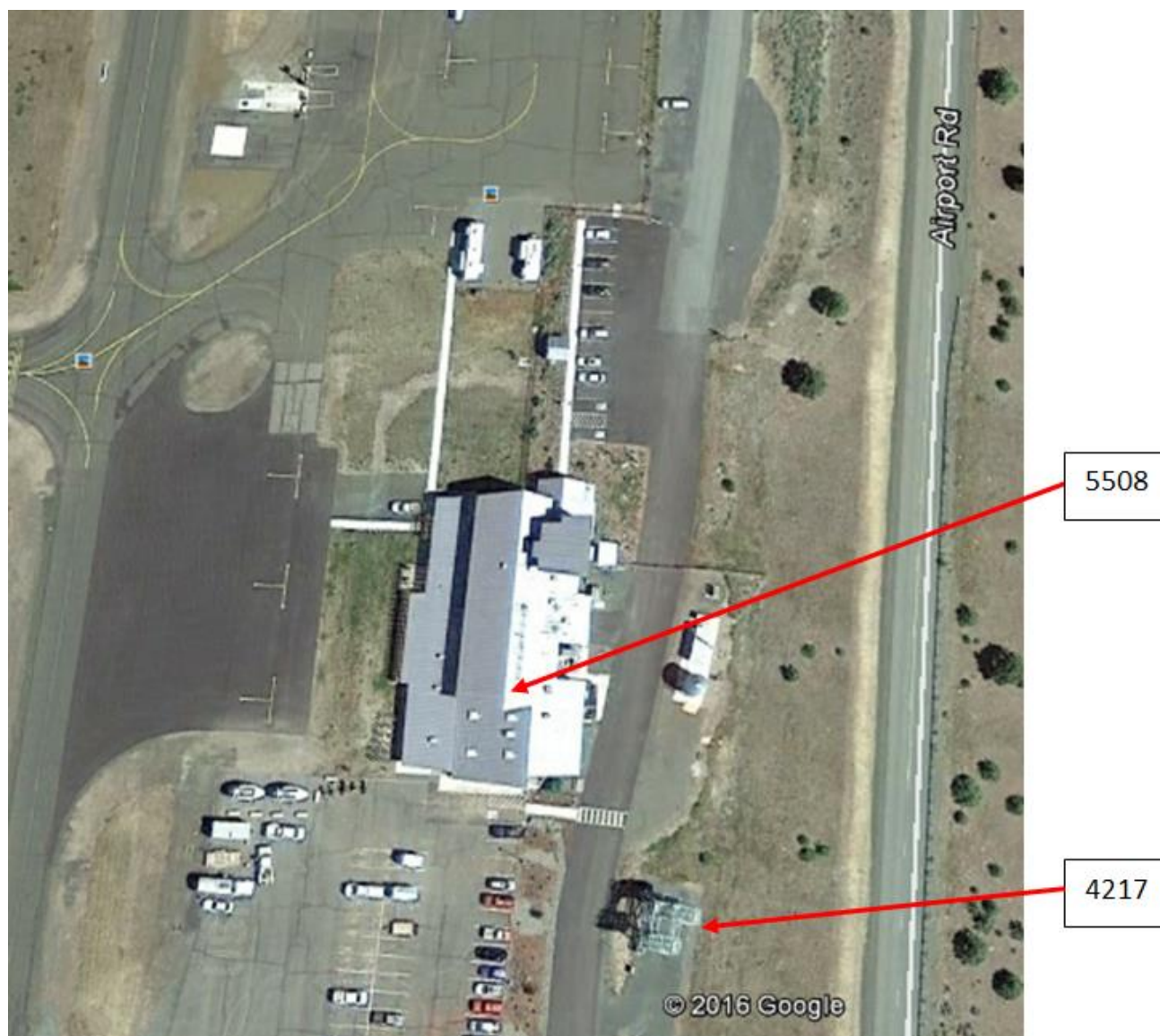
Recommendations:

- Continue to manage this facility for existing use under the terms of the agreement with the County
- Evaluate options for providing a saw shop at the site using a prefab metal building

GRANT COUNTY JOINT AIRBASE FACILITY					5508
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
23876	\$6,448,597	\$0	GOOD	2009	
Other:					

JOHN DAY HELIPORT - STEEL RAPPEL TOWER					4217
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
364	\$95,317	\$0	GOOD	2001	
Other:					

5.1.3.1 Grant County Joint Airbase Facility Site Map




5.1.4 Communications Shop

The communications shop building is in the center of John Day on a city lot. The building provides workspace for radio installations and maintenance by the Forest radio technicians. The building is fully accessible and is good condition.

Recommendations:

Determine if there is adequate room to place a modular bunkhouse on this property

COMMUNICATIONS SHOP					2103
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
1728	\$336,411	\$0	GOOD	1993	
Other:					

5.1.4.1 Communications Building Site Map



5.1.5 John Day Daycare Center

The Day Care Center is in a government owned residence (#1043) in downtown John Day. There are other day care options in John Day but none of them accept children under 3- 4 years of age. The day care operation has difficulty retaining qualified care givers and the Forest is working with the local hospital and county to establish a more stable arrangement. The day care has been upgraded to provide safe and healthy facilities except for emergency egress.

Recommendations:

- Evaluate the option of locating the day care in the leased SO in vacant space on the first floor of the east wing where there is a separate entrance and convert the existing day care residence to employee housing or bunkhouse space
- Continue working with the hospital and other local agencies that need daycare services to share in the financial support for use of this space as a multi-agency daycare center

JOHN DAY – RESIDENCE (DAY CARE)				1043
Recommendation:		Retain for Existing Use*		
GSF	CRV	DM	COND	YR CONST
2912	\$606,838	\$0	GOOD	1963
Other: Currently used as daycare center but consider moving into vacant SO space and converting this building to a bunkhouse				





5.1.5.1 John Day Daycare Center Site Map



5.1.6 John Day Residence East (Volunteer House)

This house and garage are used to house volunteers for the Heritage program. Volunteers are an essential part of a successful Heritage program and it would be very difficult to get volunteers if housing was not available.

JOHN DAY – RESIDENCE					1001
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
1734	\$361,352	\$0	GOOD	1938	
Other: Used as a volunteer house					

JOHN DAY - GARAGE					1500
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
299	\$40,993	\$0	GOOD	1939	
Other: Volunteer house garage					

5.1.6.1 John Day House East Site Map



5.2 Blue Mountain Ranger District

Workforce

The Blue Mountain Ranger District has a staff of 32 full time employees and 18 seasonal employees working out of the combined SO/Blue Mtn. HQ building for a total of 41 FTE's working from that location. The District has an additional 8 full time and 49 seasonal employees working at the John Day Compound.

5.2.1 Blue Mountain Ranger District Office


The Blue Mountain District Office is collocated with the Supervisor's Office in a leased building in John Day, OR. The site is served by municipal water and sewer. The main district compound is about 3 miles away in downtown John Day on approximately 4 acres of government owned land.

Office Utilization

The district has 41 FTE's reporting to the leased office that is collocated with the SO. The Blue Mountain District portion of the leased space is 10,876 gross square feet (RSF). This equates to a utilization rate of 265 GSF per FTE. The USDA standard is 150 net square feet per FTE plus circulation and special space which results in about 200 GSF per FTE for leased buildings 10,000 GSF or larger. The utilization rate indicates the leased office space is underutilized.

Recommendations

- Continue the collocation with the Supervisors Office – funding for separate offices is not viable either leased or owned – FS policy is to collocate when offices are within 50 miles and in this case, they are in the same town
- See recommendations under the Supervisors Office section for more detail

BLUE MOUNTAIN RANGER DISTRICT OFFICE						LEASE
Recommendation:		Lease Out for New Solicitation				
RSF	FTE	PSE	Other *	FTEO **	RSF/FTEO	
10,876	32	18	0	41	265	
Other: Utilization: 265 RSF/FTE Cost/FTEO: \$5,572 *Other is hosted employees **FTEO based on 50% space for PSE's						

5.2.1.1 Blue Mountain Ranger District Office Site Map



5.2.2 John Day Compound (13 of 15 buildings managed by Blue Mountain District)


The compound consists of 15 buildings. The district manages 13 of the buildings on the compound and 2 buildings (auto shop and gas house) are managed by the SO. The district is responsible for 4 employee residences and 2 garages, 3 warehouse buildings used for staging, training, equipment, vehicle and supply storage, a tree cooler, a hazmat building, a flammable storage building and a barn. The compound is compact and the configuration restricts efficient circulation and parking. The grouping of buildings, many of which were constructed in the 1930's and 40's, is on the National Register of Historic Places.

The residences are used for both transitional and permanent housing due to the lack of affordable housing in the area. The residences are often not used during the winter. The warehousing space does not have adequate restrooms for the number of employees assigned to work out of that space during fire season. The tree cooler is used only 4-5 weeks a year for tree storage except for replanting operations following major fire incidents. The barn is not being used except for miscellaneous storage. The fencing around the compound is failing and needs repairs. The major failure of the fence is behind warehouse building #2200 and includes a small slope failure of the over steepened bank which is about 25 feet high.


Recommendations:

- Consider repurposing the tree cooler building to accommodate fire cache, office space or storage needs and use refrigerator trucks when tree storage is needed
- Remodel restrooms in warehouse building (#2301) to handle the influx of employees during fire season and construct to current accessibility standards
- There is an old wheelchair or freight lift at the rear of building #2301 that may be adequate for wheelchair access to the main floor level of the warehouse but this needs to be evaluated for safety and reliability and replaced if not adequate or consider a pre-fab ramp system on the front of the building that would not permanently compromise the historic character of the building
- Retain all buildings for existing use except for the barn (#2400) which either needs to be repaired and repurposed for use as storage or allow to "melt" in place
- Consider placement of modular bunkhouses on this site to help with bunkhouse space shortage
- Request Geotechnical support to evaluate options for stabilizing the slope failure behind warehouse #2200 – repair the fence once the slope is stabilized
 - Options for stabilization could include 2'x2'x4' precast concrete block buttress wall at the toe of the slope or precast "Jersey Barriers" may be sufficient
 - Riprap the slope for stabilization or a combination of both buttressing and riprap
 - Determine if subsurface water is contributing to the slope failure and if so, provide a pathway for drainage away from the slope


JOHN DAY - FLAMMABLE STORAGE				1750
Recommendation:		Retain for Existing Use		
GSF	CRV	DM	COND	YR CONST
528	\$179,524	\$0	GOOD	1998
Other:				




JOHN DAY - RESIDENCE				1002
Recommendation:		Retain for Existing Use		
GSF	CRV	DM	COND	YR CONST
1742	\$363,019	\$0	GOOD	1937
Other:				




JOHN DAY COMPOUND - BARN				2400
Recommendation:		Retain for Existing Use		
GSF	CRV	DM	COND	YR CONST
875	\$119,963	\$0	GOOD	1937
Other: Consider re-purposing this building for storage				




JOHN DAY COMPOUND - HAZMAT				1751
Recommendation:		Retain for Existing Use		
GSF	CRV	DM	COND	YR CONST
91	\$30,941	\$0	GOOD	1992
Other:				




JOHN DAY COMPOUND - WAREHOUSE				2300
Recommendation:		Retain for Existing Use		
GSF	CRV	DM	COND	YR CONST
7960	\$1,549,669	\$131,728	FAIR	1938
Other:				




JOHN DAY - GARAGE				1501
Recommendation:		Retain for Existing Use		
GSF	CRV	DM	COND	YR CONST
400	\$54,840	\$0	GOOD	1937
Other:				




JOHN DAY - GARAGE				1502
Recommendation:		Retain for Existing Use		
GSF	CRV	DM	COND	YR CONST
400	\$54,840	\$0	GOOD	1937
Other:				




JOHN DAY - RESIDENCE				1006
Recommendation:		Retain for Existing Use		
GSF	CRV	DM	COND	YR CONST
2382	\$496,390	\$0	GOOD	1936
Other:				




JOHN DAY - RESIDENCE				1003
Recommendation:		Retain for Existing Use		
GSF	CRV	DM	COND	YR CONST
2224	\$463,464	\$0	GOOD	1936
Other:				




JOHN DAY - RESIDENCE				1004
Recommendation:		Retain for Existing Use		
GSF	CRV	DM	COND	YR CONST
910	\$189,637	\$0	GOOD	1946
Other:				




JOHN DAY COMPOUND - TREE COOLER				2309
Recommendation:		Retain for Existing Use		
GSF	CRV	DM	COND	YR CONST
4132	\$1,404,913	\$0	GOOD	1982
Other:				



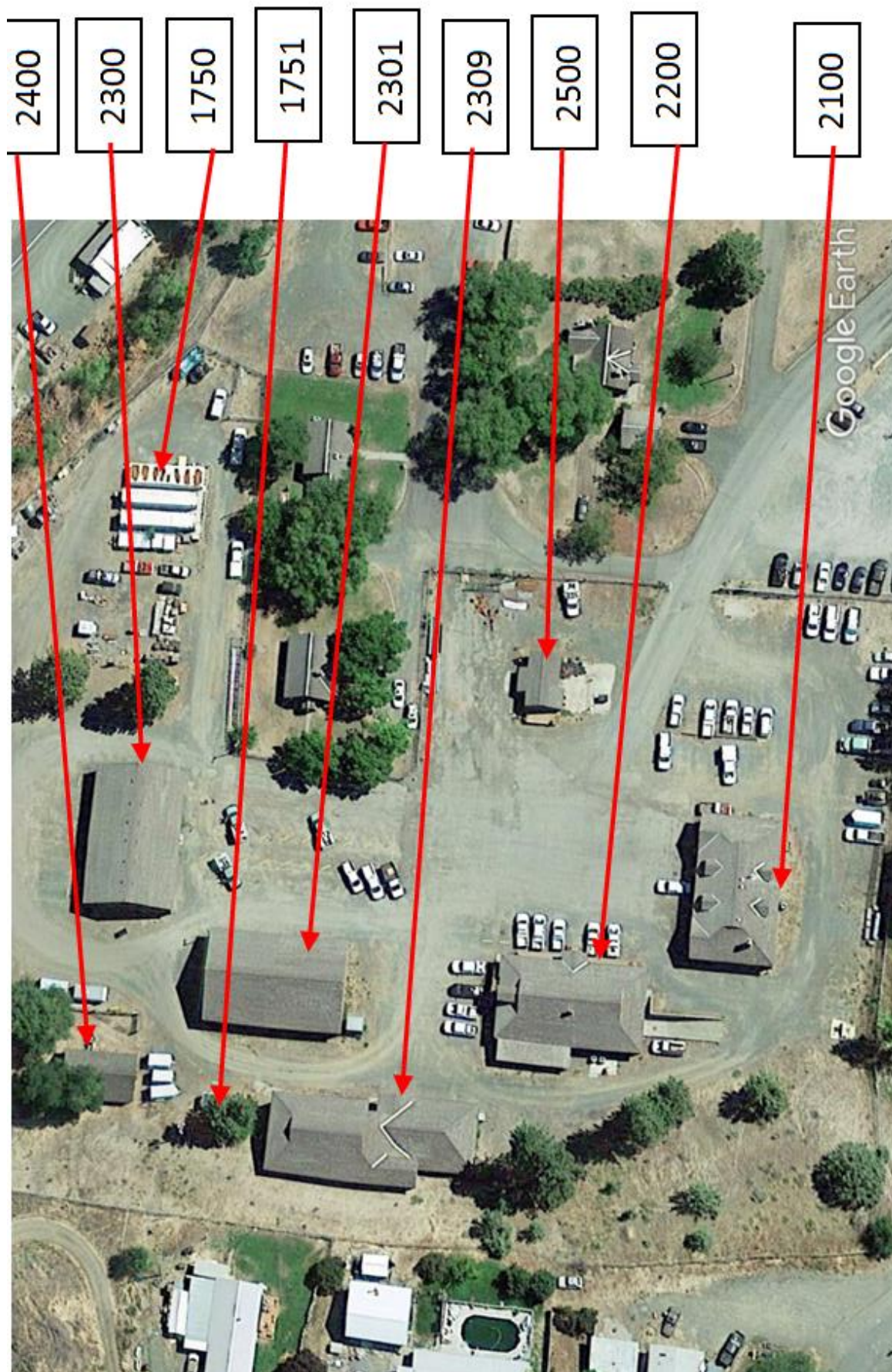
JOHN DAY COMPOUND - WAREHOUSE				2200
Recommendation:		Retain for Existing Use		
GSF	CRV	DM	COND	YR CONST
8696	\$2,348,677	\$0	GOOD	1938
Other:				



JOHN DAY COMPOUND - WAREHOUSE					2301
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
7960	\$1,549,669	\$0	GOOD	1936	
Other:					

JOHN DAY COMPOUND-TELECOMM (DELETE)					1620
Recommendation:		Gone – Remove from I-Web			
GSF	CRV	DM	COND	YR CONST	
96	\$41,327	\$0	GOOD	1998	
Other: Gone-remove from I-Web					

5.2.2.1 John Day Compound Site Plan



5.2.3 Blue Mountain Work Center

The Blue Mountain Work Center consists of 5 buildings on approximately 5 acres of government owned land. The work center is approximately 28 miles east of John Day on Highway 26. The site has a USFS water system and septic tanks for wastewater disposal and commercial power, phone and internet.


A new 14-person bunkhouse was constructed in 2011 to house fire crews and has separate wings for men and women. A stacked block retaining wall was started but not finished due to some constraints regarding historic context. The remaining 4 buildings (a warehouse, barn and two residences) were constructed in the 1930's and are in poor condition.


The large residence (#1026) is vacant and not useable because of life/safety violations including asbestos containing materials, lead based paint, collapsed ceiling, electrical, plumbing issues and rodent problems. The small residence (#2003) is used by the fire engine captains for sleeping but also requires plumbing and electrical upgrades, smoke alarms, propane system upgrades and general repairs to meet livability standards.


The barn (#2405) is situated below grade, has a rat infestation and is not used. The warehouse (#2206) is leaning and the doors are not plumb. The siding is rotting from snow and moisture at ground level and the paint is flaking. The upper loft has been used for storage but is not structurally adequate for any type of storage. The primary use for the warehouse is miscellaneous storage of tools and equipment.


Recommendations:

- Determine the reason for stopping the completion of the retaining wall – since the wall is compatible with the new building which is not historic – there should be no problem to move forward to complete this wall
- Develop a more proactive procedure for occupant check in and check out with third party inspections before and after occupancy to prevent degradation of the new bunkhouse
- Decommission the large residence (#1026), barn (#2405), and warehouse (#2206) by discontinuing investment of scarce maintenance funds and dispose of buildings using a salvage based contract once SHPO clearances are finalized
- Evaluate remodeling small residence (#2003) to upgrade housing for the fire engine captains if no other viable options exist - decommission this building if alternative housing is found for the engine captains
- Consider leasing modular bunkhouses if additional housing is needed at this site
- Consider metal storage container units for equipment and tools to prevent rodent infestations and minimize maintenance of buildings – place these containers behind the barn and warehouse if feasible to minimize the visual effect
- If the barns are not viable or safe for use – consider preserving the exterior and allow the buildings to “melt”- if consultation with SHPO allows disposal after documentation – proceed with decommissioning

BLUE MOUNTAIN WC - BARN					2405
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
240	\$32,904	\$10,045	POOR	1931	
Other:					

BLUE MOUNTAIN WC - BUNKHOUSE					2003	
Recommendation:		Decommission				
GSF	CRV	DM	COND	YR CONST		
720	\$201,372	\$3,911	GOOD	1934		
Other:						

BLUE MOUNTAIN WC - BUNKHOUSE					1026
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
1025	\$286,676	\$49,574	POOR	1933	
Other:					

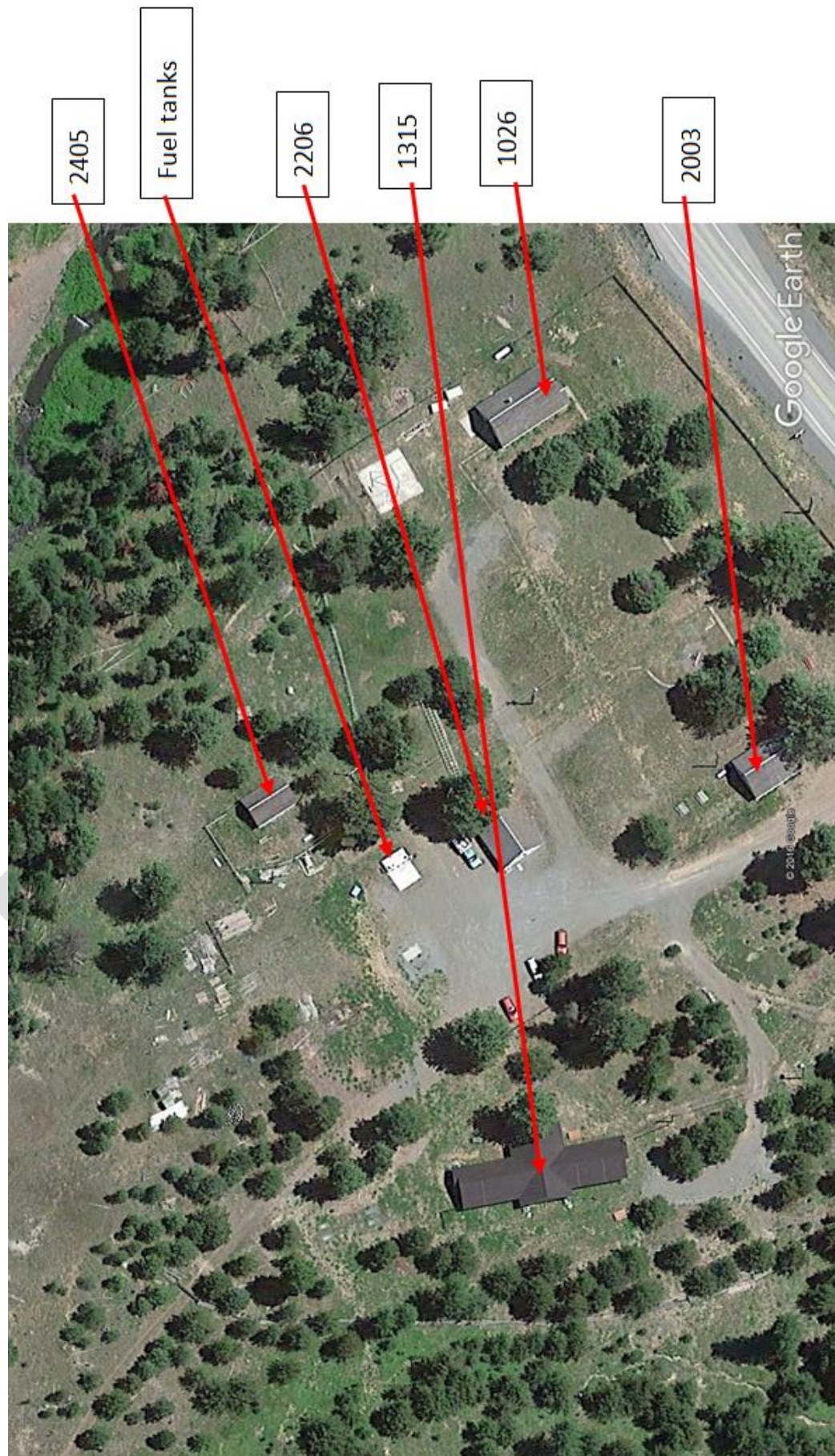
BLUE MOUNTAIN WC - WAREHOUSE					2206
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
768	\$105,293	\$105,293	POOR	1932	
Other:					

NEW BMWC BUNKHOUSE				1315
Recommendation:		Retain for Existing Use		
GSF	CRV	DM	COND	YR CONST
2499	\$698,930	\$0	GOOD	2011
Other:				



DRAFT

5.2.3.1 Blue Mountain Work Center Site Map





5.2.4 Bear Valley Work Center


The Bear Valley Work Center consists of 9 buildings on approximately 3 acres of government owned land just off County Road #63 southwest of John Day, OR. The site has a USFS water system and septic tanks and drain-fields for wastewater disposal. The entire site was essentially vacated after a nearby fire in 2002 which burned 2 buildings and damaged the water system. No use has occurred at the site for the last 15 years. The buildings and water system are all in a state of disrepair. All the buildings are at least 50 years old with six of the buildings being constructed during 1933. There have been discussions with outside entities about reviving one or two buildings at the site but no agreements have been made and no action is forthcoming. All the buildings are in poor condition and infested with rodents. The roofs need replacement and the siding is in poor condition.


Recommendations:


- Trying to maintain one or two buildings at this site requires the repair and maintenance of a large water system that would be very costly both initially and annually – trying to maintain one or two buildings is not recommended
- Decommission the entire site using a salvage based contract to dispose of the buildings after clearance from SHPO is finalized
- Actively pursue a joint facility and fire staging area at Seneca, OR with the state and other entities to take advantage of shared fixed costs and eliminate any future need for staffing the Bear Valley work center


BVWC-BARN					2404
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
1577	\$216,207	\$3,405	GOOD	1933	
Other:					


BVWC-BATH HOUSE					1701
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
175	\$47,265	\$47,265	POOR	1954	
Other:					


BVWC-BUNKHOUSE					2002
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
459	\$62,929	\$62,929	POOR	1933	
Other:					


BVWC-BUNKHOUSE					1403
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
1504	\$420,645	\$420,645	POOR	1933	
Other:					

BVWC-GAS HOUSE				2504	
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
126	\$42,841	\$3,167	FAIR	1933	
Other:					

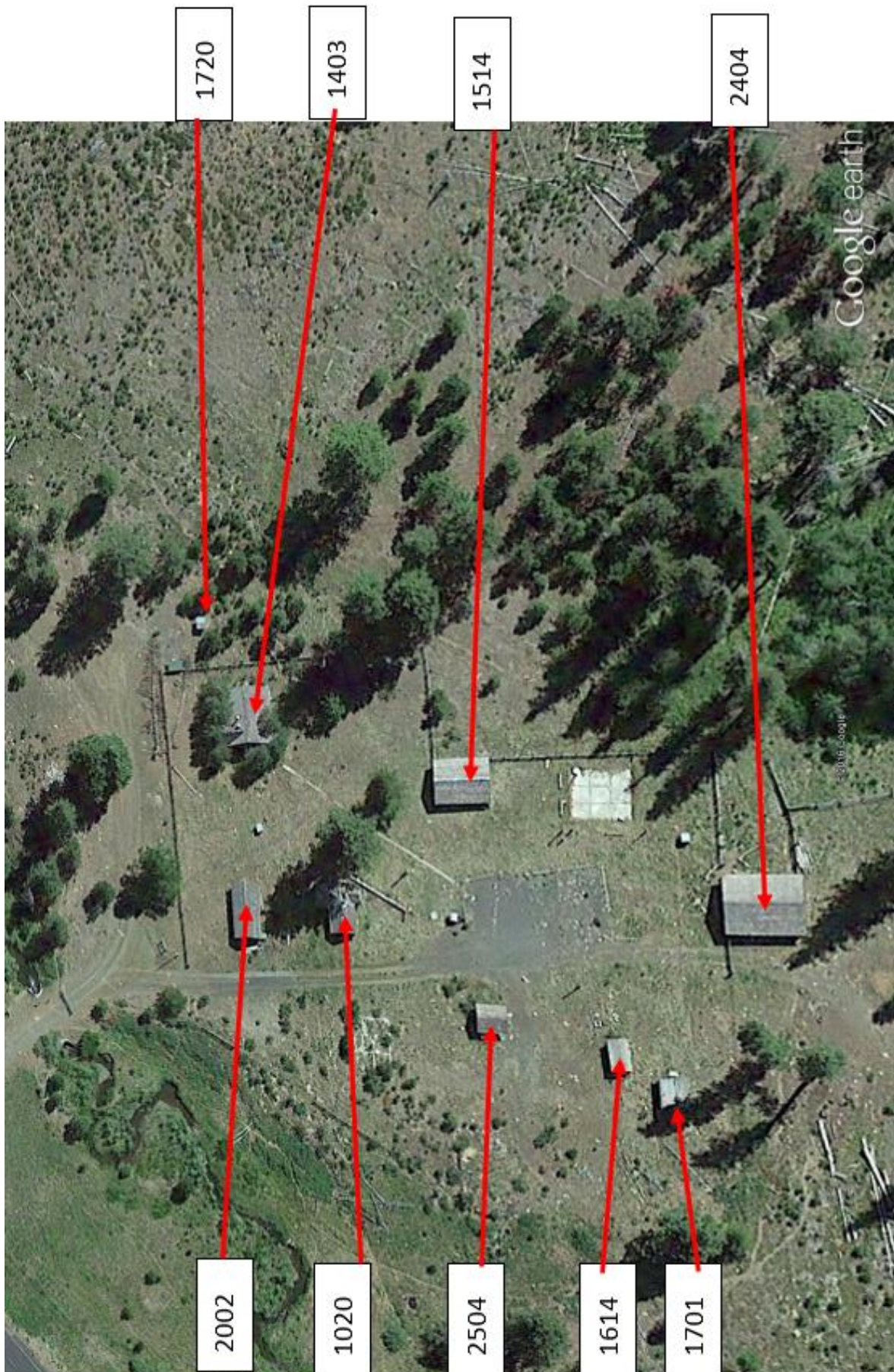
BVWC-GENERATOR HOUSE					1614
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
118	\$40,121	\$40,121	POOR	1957	
Other:					

BVWC-STORAGE					1514
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
577	\$79,107	\$79,107	POOR	1933	
Other:					

BVWC-HOUSE					1020
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
425	\$58,268	\$58,268	POOR	1933	
Other: Add - moved from rec list					

BVWC-TOILET					1720
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
20	\$8,692	\$6,460	POOR	1946	
Other: Add - moved from rec list					

5.2.4.1 Bear Valley Work Center Site Map





5.2.5 Raddue Guard Station


The Raddue Guard Station was considered as a potential recreation rental but is not viable due to the very poor condition, the rodent infestation and the historical significance has been compromised. The site has a bunkhouse, storage building and a toilet. The bunkhouse is made up of two buildings that were joined together in 1980. The garage was also moved to the current location at that time. The water system needs repairs and is not useable. The water system is located on private property to the east and water is shared with a private residence. The buildings and the water system are in disrepair. The buildings have broken windows, asbestos flooring, lead based paint, rat infestation and structural concerns. It is estimated it will require an investment of at least \$50,000 to make the bunkhouse safe and habitable. In 1980 trailer pads were constructed for YCC crew housing but were never used. The site was recommended for decommissioning in the 2010 FMP. The site has been cleared for disposal by SHPO.

Recommendation:

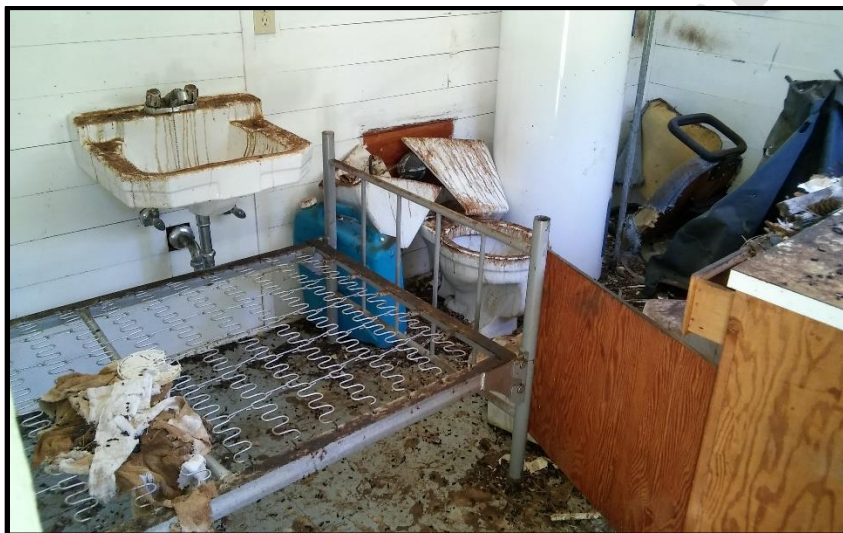
Move ahead with decommissioning this site.

Raddue GS - Bunkhouse					1023
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
672	\$187,948	\$187,948	POOR	1933	
Other:					

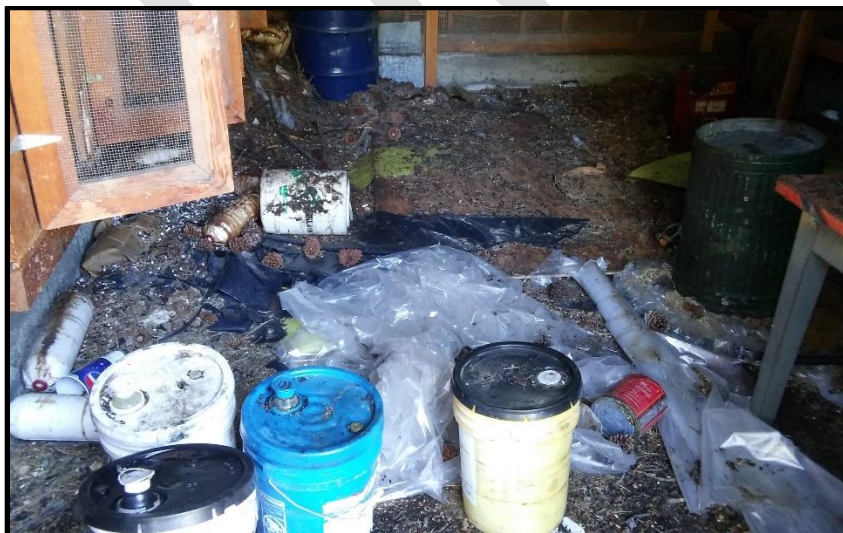
Raddue GS - Storage					1520
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
288	\$26,060	\$26,060	POOR	1934	
Other:					

Raddue Forest Camp - Toilet					5511
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
16	\$6,954	\$777	POOR	1962	
Other:					

Guard Station Interior



Garage Interior



Raddue Guard Station Site Plan




5.2.6 Blue Mountain Ranger District Miscellaneous Sites


5.2.5.1 Black Butte Lookout

The Black Butte lookout is condemned because of safety concerns. The L-4 tower constructed in 1933 has been modified with treated timber legs. The lookout has been used during emergencies but is not routinely staffed. The cross bracing and some joists appear to be failing. The cab railing system is loose or missing in a few places. The stair railing is loose. The structure needs the guy wires tightened and the cab and stairs need paint. The propane system including piping and tank need upgrading. The lightning protection systems should be checked for continuity and reliability. The toilet located at the site is also in need of repair.

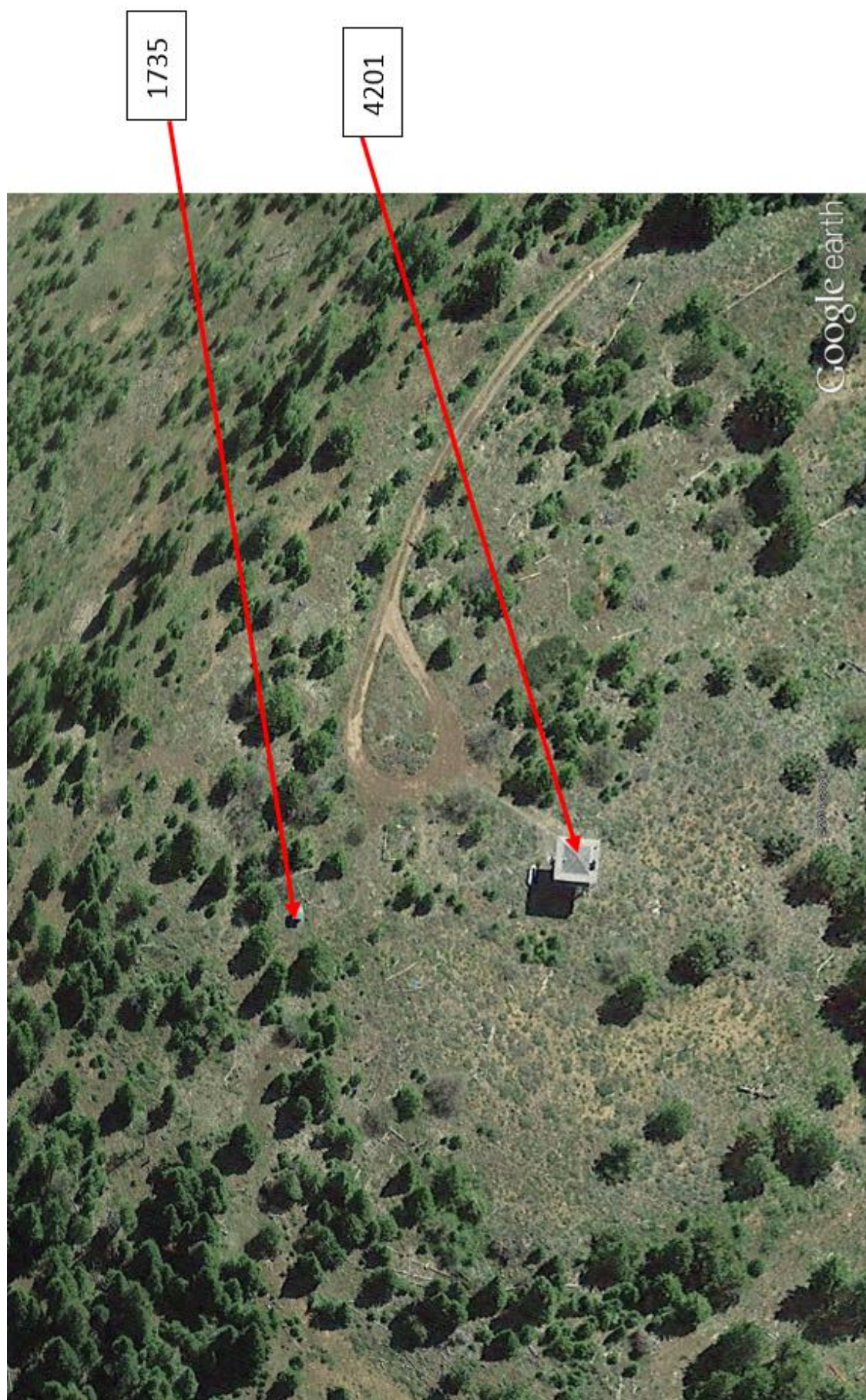
Recommendations:

- Decommission the lookout and toilet using a salvage based contract once SHPO clearances are finalized
- Due to the extensive repairs needed – this lookout is not recommended for use as a recreation rental

BLACK BUTTE - LO					4201
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
400	\$104,744	\$66,661	POOR	1960	
Other:					

BLACK BUTTE-TOILET					1735	
Recommendation:		Decommission				
GSF	CRV	DM	COND	YR CONST		
16	\$6,954	\$3,517	POOR	1954		
Other:						

Black Butte Lookout Site Map





5.2.5.2 Dixie Butte Lookout


The Dixie Butte lookout is a R-6 flat cab built in 1968. The lookout is staffed for about 4 months each fire season. The roof leaks and needs to be replaced. The guy wires need to be tightened. The lightning protection system should be checked for continuity and reliability. The propane system and tank need to be upgraded. There are two small toilets at the lookout site and the fiberglass toilet needs repairs. A communication building (#1617) at the site is a concrete block building in good shape. There is also a commercial communication building under special use on the site.


Recommendations:


- Complete an inspection of the lightning protection by a qualified contractor to ensure the safety of the system
- Replace the lookout flat roof with a membrane roof with a slight build up for drainage and suitable for the weather conditions (EPDM or similar material)
- Repair the door on the fiberglass toilet (#1738)
- Decommission the old wooden toilet (#1737) by removing it from the site
- Upgrade the propane system and tank
- Tighten the guy wires and repair any structure deficiencies

DIXIE BUTTE - GARAGE					1527
Recommendation:		Transferred to County			
GSF	CRV	DM	COND	YR CONST	
260	\$35,646	\$35,646	POOR	1934	
Other: Transferred to County					

DIXIE BUTTE - LO				4009	
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
465	\$121,765	\$48,200	POOR	1968	
Other:					

DIXIE BUTTE - TOILET					1738
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
16	\$6,954	\$6,954	POOR	1980	
Other:					

DIXIE BUTTE -TOILET					1737
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
16	\$6,954	\$6,954	POOR	1968	
Other:					

DIXIE BUTTE-COMM BUILDING					1617
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
160	\$68,879	\$2,750	GOOD	1997	
Other:					

Dixie Butte Lookout Site Map





5.2.5.3 Dry Soda Lookout


The Dry Soda lookout is an L-4 cab on a 50-foot treated timber tower built in 1941. The lookout is staffed for about 4 months during fire season. The lookout appears to be in fair shape. The guy wires are loose and a few cross-bracing members are split at the connections. The wood steps are cracking and several wood splices are suspect. The propane system needs upgrading. Two toilets are on the site. A newer CXT toilet in good condition and an old wooden toilet built in 1941 which is in poor condition and used for storage. A small storage building is also located at the site.


Recommendations:

- Complete a structural inspection of the lookout and tower by a qualified structural engineer
- Complete an inspection of the lightning protection by a qualified contractor to ensure the safety of the system
- Upgrade the propane system and tank
- Tighten the guy wires and repair any structure deficiencies
- Decommission the old toilet (#1724) in place by not investing any further maintenance funds in this building

DRY SODA-LO					4202
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
400	\$104,744	\$0	GOOD	1941	
Other:					

DRY SODA-STORAGE					2607
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
120	\$40,801	\$5	GOOD	1995	
Other:					

DRY SODA - CXT TOILET					
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
60			GOOD		
Other: Add to I-Web					

DRY SODA-TOILET					1724
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
16	\$6,954	\$331	GOOD	1941	
Other:					

Dry Soda Lookout Site Map




5.2.5.4 Fall Mountain Radio Building

This building is located at the Fall Mountain Lookout site which is currently managed as a recreation rental (see the recreation section of the FMP for information on this site). The building is in good condition. The site also includes the lookout tower, garage and CXT toilet which are all managed as a recreation rental (See Blue Mountain RD Recreation Buildings). There are also two commercial communication buildings at the site under special use.

Recommendation:

Maintain the radio building for the existing use

FALL MTN-RADIO BLDG				1619	
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
280	\$120,538	\$0	GOOD	1990	
Other:					



Fall Mountain Radio Building Site Map





5.2.5.4 Flagtail Lookout

The Flagtail lookout is a R-6 flat cab type on a 53-foot treated timber tower built in 1966. The lookout is staffed for about 4 months during fire season. The lookout is in fair shape. The stairs and cab need to be painted. The guy wires are loose and the propane system is substandard. There are two toilets at the site. A new CXT toilet was installed in 2010. The older wooden toilet was built in 1948. A garage built in 1934 is also located at the site. There appears to be asbestos tiles in the lookout cab floor.

Recommendations:

- Complete a structural inspection of the lookout and tower by a qualified structural engineer
- Complete an inspection of the lightning protection by a qualified contractor to ensure the safety of the system
- Upgrade the propane system and tank
- Tighten the guy wires and repair any structure deficiencies
- Decommission the old toilet (#1722) and garage (#1518) by removing and disposing
- Test and remove floor tiles if they contain asbestos and replace with similar floor tiles if available that don't contain asbestos
- Replace the lookout flat roof with a membrane roof with a slight build up for drainage and suitable for the weather conditions (EPDM or similar material)

FLAGTAIL-GARAGE					1518
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
289	\$39,622	\$5,522	POOR	1934	
Other:					

FLAGTAIL-LO				4204	
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
441	\$115,481	\$16,074	POOR	1966	
Other:					

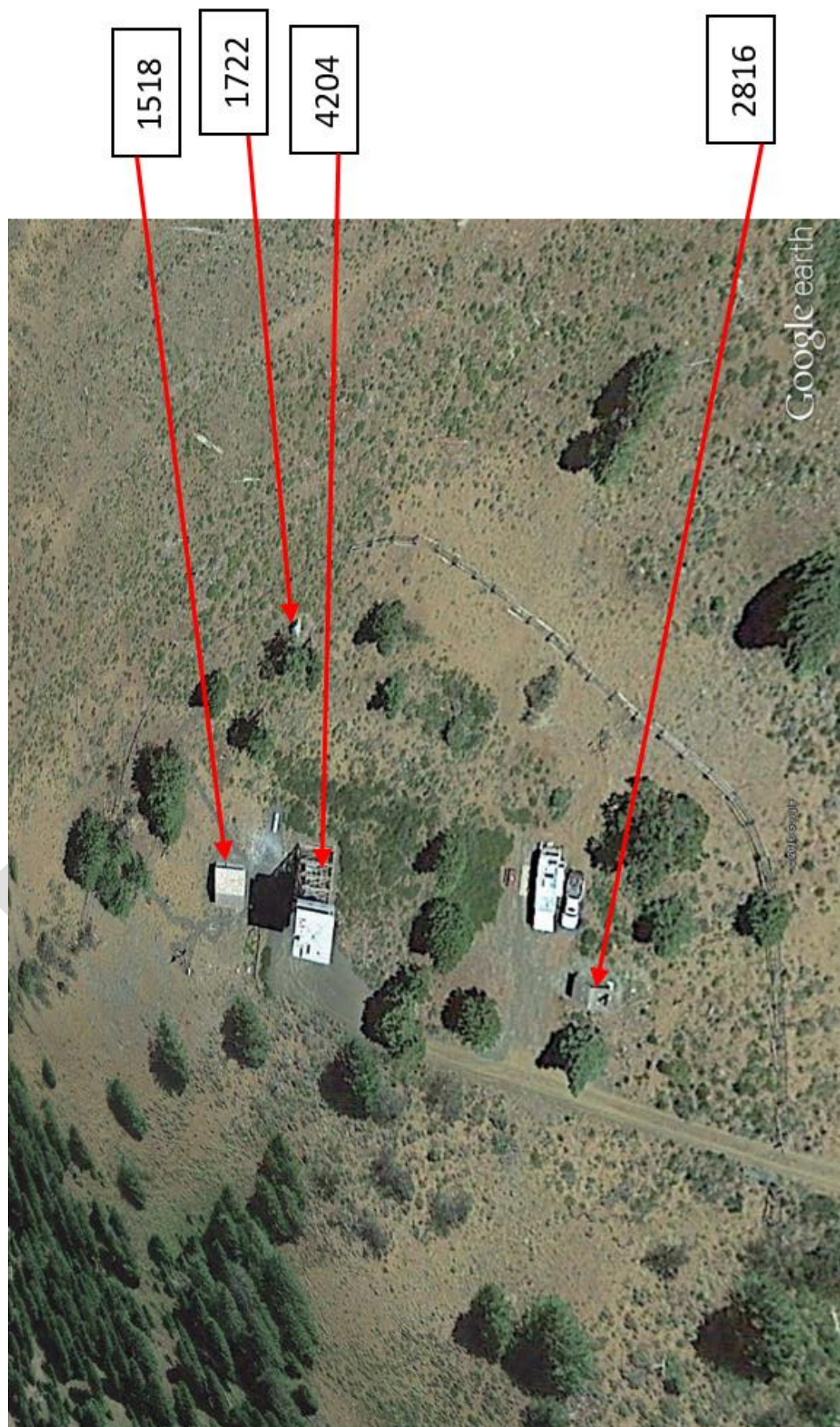
FLAGTAIL-TOILET				1722
Recommendation:		Decommission		
GSF	CRV	DM	COND	YR CONST
16	\$6,954	\$221	GOOD	1948
Other:				



FLAGTAIL LO - SINGLE CXT				2816
Recommendation:		Retain for Existing Use		
GSF	CRV	DM	COND	YR CONST
60	\$26,076	\$0	GOOD	2010
Other:				



Flagtail Lookout Site Map



5.2.5.5 Indian Rock Lookout

The Indian Rock lookout is R-6 flat cab sitting on pier blocks with no tower. The lookout is staffed for about 4 months during fire season. There is a question if this lookout is needed because of the proximity to other lookouts in the area and lookouts on the Wallowa Whitman NF which are nearby. The building is in poor condition. The guy wires and railing are loose. The building and the deck around the cab need painting and repairs. The flat roof should be replaced. The lightning protection system should be checked for continuity and reliability. The propane system and tank need to be upgraded. The quarter mile access trail up to the lookout is in poor condition and unsafe for walking and transporting supplies to the lookout.


There is a Romtec toilet building on the site in fair condition. The toilet is a compost toilet that requires consistent and dedicated operator maintenance to function properly.


Recommendations:

Evaluate the need for staffing this lookout considering fire coverage from other lookouts in the area – if it's determined not to be needed – decommission this lookout due to the extensive repair work needed - if it's determined the lookout is needed, the following is recommended:

- Complete a structural inspection of the lookout and tower by a qualified structural engineer
- Complete an inspection of the lightning protection by a qualified contractor to ensure the safety of the system
- Upgrade the propane system and tank
- Tighten the guy wires and repair any structure deficiencies
- Replace the lookout flat roof with a membrane roof with a slight build up for drainage and suitable for the weather conditions at a lookout (EPDM or similar material)
- Long term, consider replacing the compost toilet with a vault toilet to reduce maintenance and operation costs
- Design and construct a safe and pedestrian friendly access trail to the site with flatter grades and a tighter walking surface to eliminate injuries from slips and falls.

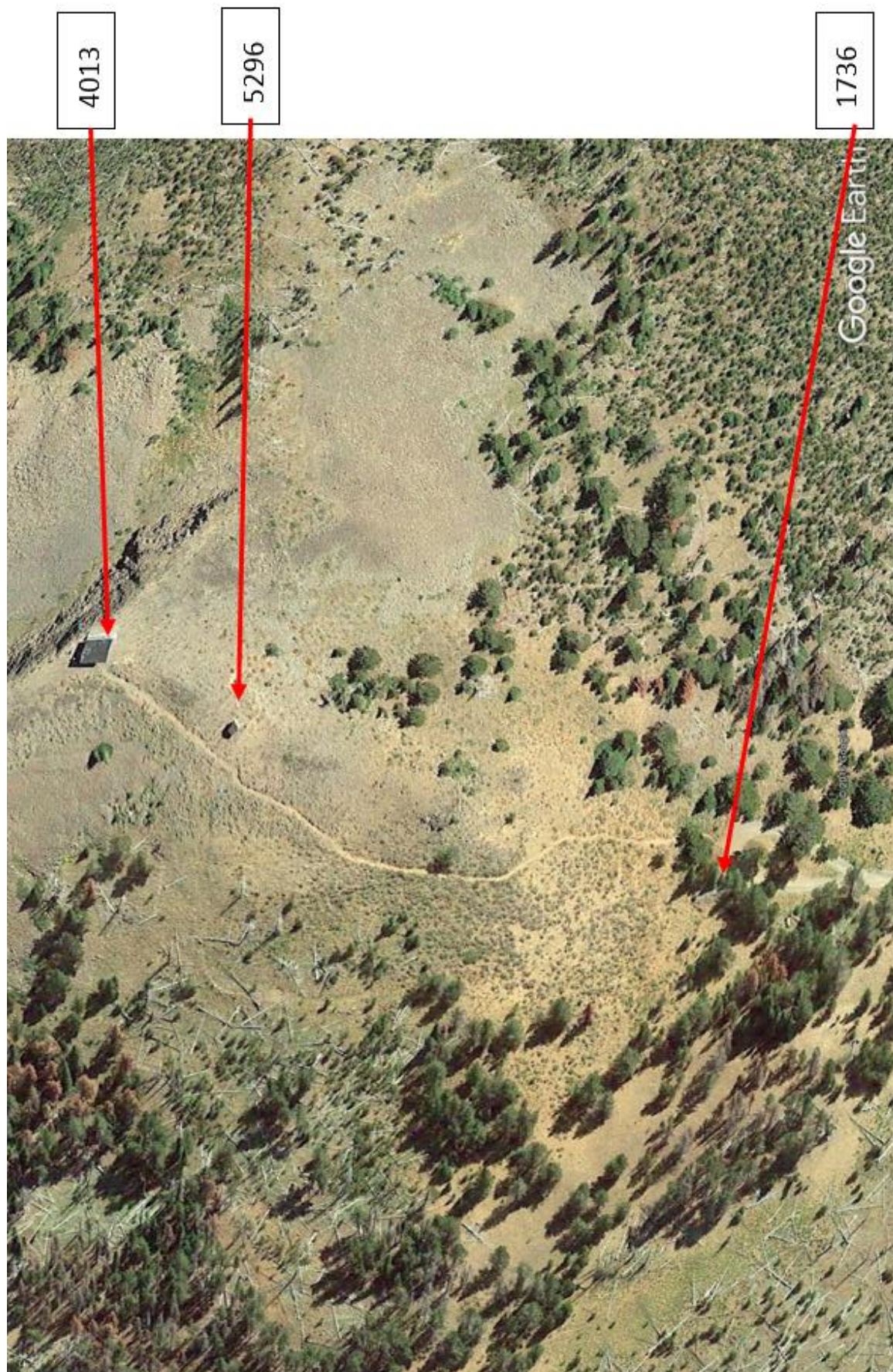
INDIAN ROCK - LO				4013
Recommendation:		Retain for Existing Use		
GSF	CRV	DM	COND	YR CONST
240	\$62,847	\$20,402	POOR	1957
Other:				



INDIAN ROCK LO TOILET					5296
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
40	\$17,384	\$324	GOOD	2004	
Other: This is a compost toilet					

INDIAN ROCK-TOILET					1736
Recommendation:		Gone – Remove from I-Web			
GSF	CRV	DM	COND	YR CONST	
20	\$8,692	\$8,692	POOR	1957	
Other: Not found on site visit					

Indian Rock Lookout Site Map




5.2.5.6 Keeney Camp Guard Station Toilet

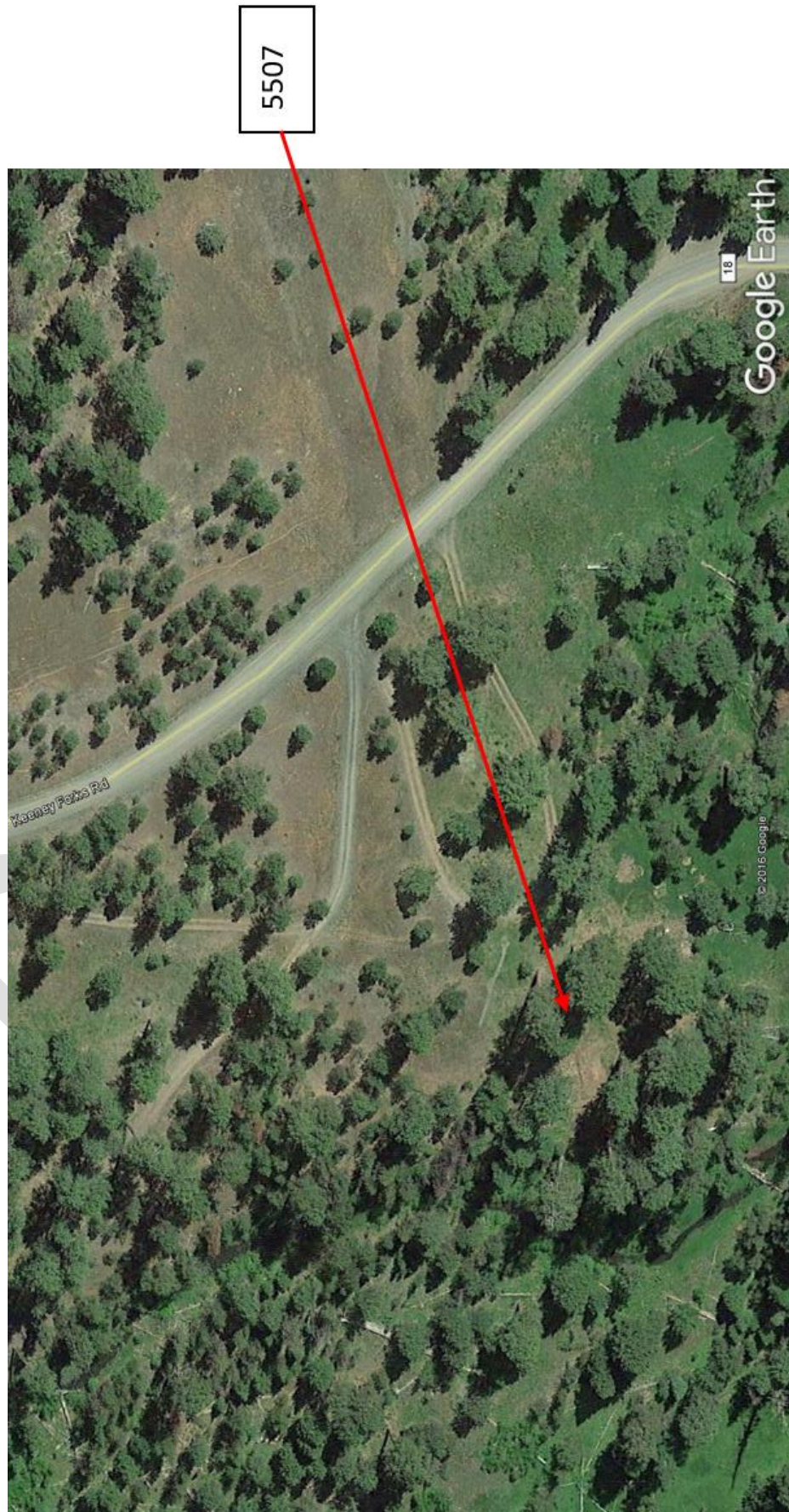
This toilet is located at the old Keeney Camp Guard Station approximately 30 miles northeast of John Day, OR. The site is no longer used. The toilet is in fair condition. The roof and siding will need maintenance within the next 5 years.

Recommendation:

Retain for existing use but consider decommissioning before spending maintenance funds

KEENEY CAMP GS-TOILET					5507
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
25	\$10,865	\$932	FAIR	1998	
Other:					

Keeney Camp Guard Station Toilet Site Map





5.2.5.7 Vance Creek Cap and Powder House

These buildings are located approximately 11 miles south of John Day, OR just off Highway 395. The cap house and powder house are no longer in use. Both buildings are old but in fair condition. The buildings are considered historic.

Recommendations:

- Retain for alternate use as a heritage asset
- Don't attempt to maintain these buildings – allow to melt over the long term

VANCE CREEK - CAP HOUSE					2602
Recommendation:		Retain for Alt Use - Heritage			
GSF	CRV	DM	COND	YR CONST	
48	\$4,343	\$0	GOOD	1935	
Other:					

VANCE CREEK - POWDER HOUSE					2601	
Recommendation:		Retain for Alt Use - Heritage				
GSF	CRV	DM	COND	YR CONST		
224	\$20,269	\$0	GOOD	1934		
Other:						

Vance Creek Cap and Powder House Site Map



5.2.5.8 Long Creek Mountain Communication Building

This building is a fiberglass building approximately 6 'x 8'. Three to four cooperators have equipment in this building. The building is in good condition. The ownership of this building is uncertain and it is not included in the I-Web building list.

Recommendations:

- Determine ownership and cooperative agreements for maintenance and replacement
- If Forest Service owned, verify cooperators, enter into the I-Web data base and retain for existing use

DRAFT

5.3 Emigrant Creek Ranger District

Workforce

The Emigrant Creek Ranger District currently has a staff of 31 full-time employees (31 FTEs) and 44 seasonal employees working out of the main office for a total of 53 FTE's. The District has an additional 4 full-time employees and 3 seasonal employees working in the GIS shop. The District also has 11 full-time employees, 97 seasonal employees and 16 hosted employees working out of the two fire offices (old residences) in the back of the district compound. The employees working in the fire offices are a combined USFS and BLM Service First Fire Organization.

5.3.1 Emigrant Creek Ranger Station

The Emigrant Creek Ranger Station is located on 6.98 acres at 265 Highway 20 South Hines, Oregon. There are 13 buildings on the compound constructed between 1959 and the District Office addition and remodel in 2011. The site is served by municipal water and wastewater treatment and has commercial power, phone and internet service.

The main office consists of two connected buildings (#2007, #2004) with buildings constructed in 1960 and 1962 and connected with an addition in 2011. The square footage listed in I-Web for building #2007 appears to include both the square footage for the new unnumbered office addition completed in 2011 and building #2007. The front office accessible parking area and pathway to the front entry needs improvement.

The other buildings are a tree cooler (#2300), flammable storage building (#2303), fire cache (#2205), heated warehouse (#2206), shop (#2104), two residences (#2008 and #2009) converted to offices for fire suppression and fire fuels, and three storage buildings (#1400, #1401 and #1402). Fire is in the final stages of constructing a 240 SF storage shed (no number yet) between buildings #2205 and #2206. Since the occupation incident at the Malheur Refuge, security awareness has increased, and new fencing and automatic gates have been installed.

Office Utilization

The total space for the main office is 7,488 GSF with 53 FTEs. This equates to a utilization rate of 141 GSF per FTE. The USDA standard is 150 square feet per FTE plus circulation and special space which results in about 220 GSF per FTE for buildings less than 10,000 GSF. The utilization rate indicates the office space is inadequate, but this is due in part to the older portions of the building which have an inefficient floor plan and cannot be reconfigured.


Most employees are assigned space in the main office. GIS employees have office space in a separate shop building that has been remodeled to office space. There are 27 full-time fire employees assigned to 2 converted residences used as office space near the back of the compound. These two buildings are in deplorable condition and are severely overcrowded in the summer months.


A Preliminary Project Analysis was completed in the spring of 2016 recommending a new building be constructed to replace these two buildings along with a complete reconfiguration and reconstruction of the parking lot and driveways to improve utilization and safety. In the summer,


approximately 97 temporary employees report to the site but do not require full work-stations in the office.


Recommendations:


- Implement the recommendations from the PPA completed in 2016 to address the inadequacy of the fire fuels and fire suppression office space plus additional reconfiguration of the site to accommodate a modern fire cache, staging and shower area, engine storage and training area
- Include as an option to constructing a new building for the fire operation, the leasing of the Kings Discount Store site which became vacant in the last several months
- Repurpose the tree cooler for storage to improve utilization of the building and use rented refrigerator trucks for tree storage during planting operations
- Seek a cooperative agreement with the state of Oregon who owns the adjacent property to use their vacant site for parking and/or bone yard storage
- Assign a number and include the new fire storage building in the I-Web database
- Assign a number to the new office addition constructed in 2011 and confirm the size of the main office buildings
- Complete accessible parking improvements at the front office


FRONT OFFICE					2004
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
2408	\$658,908	\$190,807	POOR	1962	
Other:					

OFFICE ADDITION					
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
Other: Missing Office Addition Data					


FIRE CACHE					2205
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
2400	\$473,371	\$92,444	POOR	1959	
Other:					

FIRE STORAGE BUILDING					
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
240				2017	
Other: Under construction during the site visit Forest decision on whether to add to I-Web					


FIRE FUELS OFFICE					2008
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
1860	\$508,957	\$508,957	POOR	1959	
Other:					

FIRE SUPPRESSION OFFICE					2009
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
1860	\$508,957	\$508,957	POOR	1962	
Other:					


FLAMMABLE STORAGE BLDG				2303
Recommendation:		Retain for Existing Use		
GSF	CRV	DM	COND	YR CONST
1064	\$366,518	\$3,620	GOOD	1994
Other:				




HEATED WAREHOUSE				2206
Recommendation:		Retain for Existing Use		
GSF	CRV	DM	COND	YR CONST
2400	\$333,360	\$46,446	POOR	1959
Other:				





PRESALE				1402
Recommendation:		Retain for Existing Use		
GSF	CRV	DM	COND	YR CONST
200	\$27,780	\$0	GOOD	1960
Other:				





REFORESTATION				1401
Recommendation:		Retain for Existing Use		
GSF	CRV	DM	COND	YR CONST
800	\$111,120	\$0	GOOD	1986
Other:				



SHOP & GIS					2104
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
2460	\$485,205	\$103,238	POOR	1959	
Other:					

SM RESOURCES AND COMPUTER					2007
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
5080	\$1,390,056	\$0	GOOD	1960	
Other:					

SNOW MTN REC & FIRE, TIRES					1400
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
720	\$100,008	\$10,565	POOR	1980	
Other:					

TREE COOLER					2300
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
4100	\$1,412,335		NR	1982	
Other:					

5.3.1.1 Emigrant Creek Ranger Station Site Map



5.3.2a Allison Guard Station Administrative Site – Administrative Buildings


The Allison Guard Station is located approximately 60 miles northwest of Burns, OR in the Ochoco Mountains. The site occupies 10 acres at an elevation of 5,310 feet. The site was originally a remote ranger station and the buildings were constructed in 1935 by the CCC's. The ranger station was converted to a guard station in the 1950's for fire crews. The buildings include a large residence (#1151), small residence (#1152), cookhouse (#1301), gas house (#2503), generator house (#1874), garage (#1560), warehouse that has been renovated into a bunkhouse (#2201) and a water building (#5516). There is also an old log cabin (#1700) about ¼ mile from the guard station that is planned for an interpretation site for the public.


The site has a USFS water system and wastewater is handled by a large septic tank and lagoon which requires a certified operator. The grouping of buildings is considered a high priority historic site in the region and the district was proactive in using ARRA funds in 2009-10 to invest in the preservation of the buildings. The setting is characteristic of the area and represents a valuable legacy to the Forest Service.


The renovated bunkhouse is used by the fire crews during fire season. The residences are planned for use by the engine captains during the fire season and potentially as recreation rentals during the winter season. Both residences have interior renovation projects on hold due to the presence of asbestos containing materials in the floors. There is discussion on the Forest as to the best use of the residences. Fire may not need both houses and the cook house but if any of the buildings are used for recreation rentals during the summer fire season, it would be difficult to separate the two uses which could create security and safety concerns. Some sort of fencing and gates might be necessary, and this would detract from the historic setting. These concerns need to be resolved before the site is used as a recreation rental.


Recommendations:


- Complete a sound business plan to determine the feasibility of using the two residences and the cookhouse for recreation rentals considering the cost to renovate the buildings and manage the site for both public and administrative fire use
- Evaluate the option of converting the wastewater treatment from a lagoon to a soil adsorption system such as drain-fields or mound system to reduce operation and maintenance costs and the requirement for a certified operator
- Continue to prioritize annual maintenance of the buildings to ensure the historic nature of the site is preserved


ALLISON GARAGE					1560
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
216	\$30,002	\$0	GOOD	1935	
Other:					

ALLISON GAS & OIL HOUSE					2503
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
480	\$165,347	\$0	GOOD	1935	
Other:					

ALLISON GENERATOR HOUSE					1874
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
60	\$20,668	\$0	GOOD	1935	
Other:					

ALLISON GUARD STATION - H2O					5516
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
168	\$86,786		NR	2006	
Other:					

ALLISON HISTORIC LOG CABIN					1700
Recommendation:		Retain for Alt Use - Heritage			
GSF	CRV	DM	COND	YR CONST	
300	\$63,338	\$0	GOOD	1911	
Other:					


ALLISON BUNKHOUSE (REMODELED WAREHOUSE)					2201
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
2750	\$779,229	\$0	GOOD	1935	
Other: Major interior remodel in 2009 with ARRA funds to convert warehouse to bunkhouse					


Interior photos of warehouse to bunkhouse remodel:




5.3.2b Allison Guard Station Administrative Site – Recreation Rentals

These three buildings are being considered for the recreation rental program, see description and recommendations under the administrative site description.

ALLISON COOKHOUSE					1301
Recommendation:		Retain for Alt Use - Rental			
GSF	CRV	DM	COND	YR CONST	
954	\$201,416	\$12,835	FAIR	1935	
Other:					

ALLISON LARGE RES					1151
Recommendation:		Retain for Alt Use - Rental			
GSF	CRV	DM	COND	YR CONST	
884	\$186,637	\$0	GOOD	1935	
Other:					

ALLISON SMALL RES					1152
Recommendation:		Retain for Alt Use - Rental			
GSF	CRV	DM	COND	YR CONST	
499	\$105,353	\$16,820	POOR	1935	
Other:					

5.3.2.1 Allison Guard Station Site Map




5.3.3 Crow Flat Work Center


The Crow Flat work center is located approximately 25 miles north of Burns, OR just east of Highway 395. The site occupies approximately 4 acres at an elevation just under 5,000 feet. The site has a USFS water system and a septic tank and drain field for the bunkhouse and laundry building and has commercial power. There are 5 buildings including a bunkhouse (#1314), laundry building (#2503), storage building (#2505), trailer shed (#2331) and gas house (#2509). There is also a newer 11-foot by 11-foot water building at the site that is not listed in the I-Web data base.


The site is used by one fire engine crew during fire season. All the buildings are in good condition. Rodents are a problem at the site and the floors in the bunkhouse are being replaced. The water system is not as efficient as it could be due to the storage tank not being high enough to provide adequate pressure from a gravity flow and a booster pump and pressure tanks are needed to maintain adequate water pressure in the bunkhouse and laundry building.


Recommendations:


- Continue to perform annual maintenance and eliminate deferred maintenance on buildings
- Add water building to I-Web database
- Actively pursue a joint facility and fire staging area at Seneca, OR with the state and other entities to take advantage of shared fixed costs and eliminate the need for staffing the Crow Flat work center


CROW FLAT - BUNKHOUSE					1314
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
1420	\$402,366	\$0	GOOD	1993	
Other:					

CROW FLAT - LAUNDRY BUILDING					2503
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
175	\$47,886	\$0	GOOD	1924	
Other:					

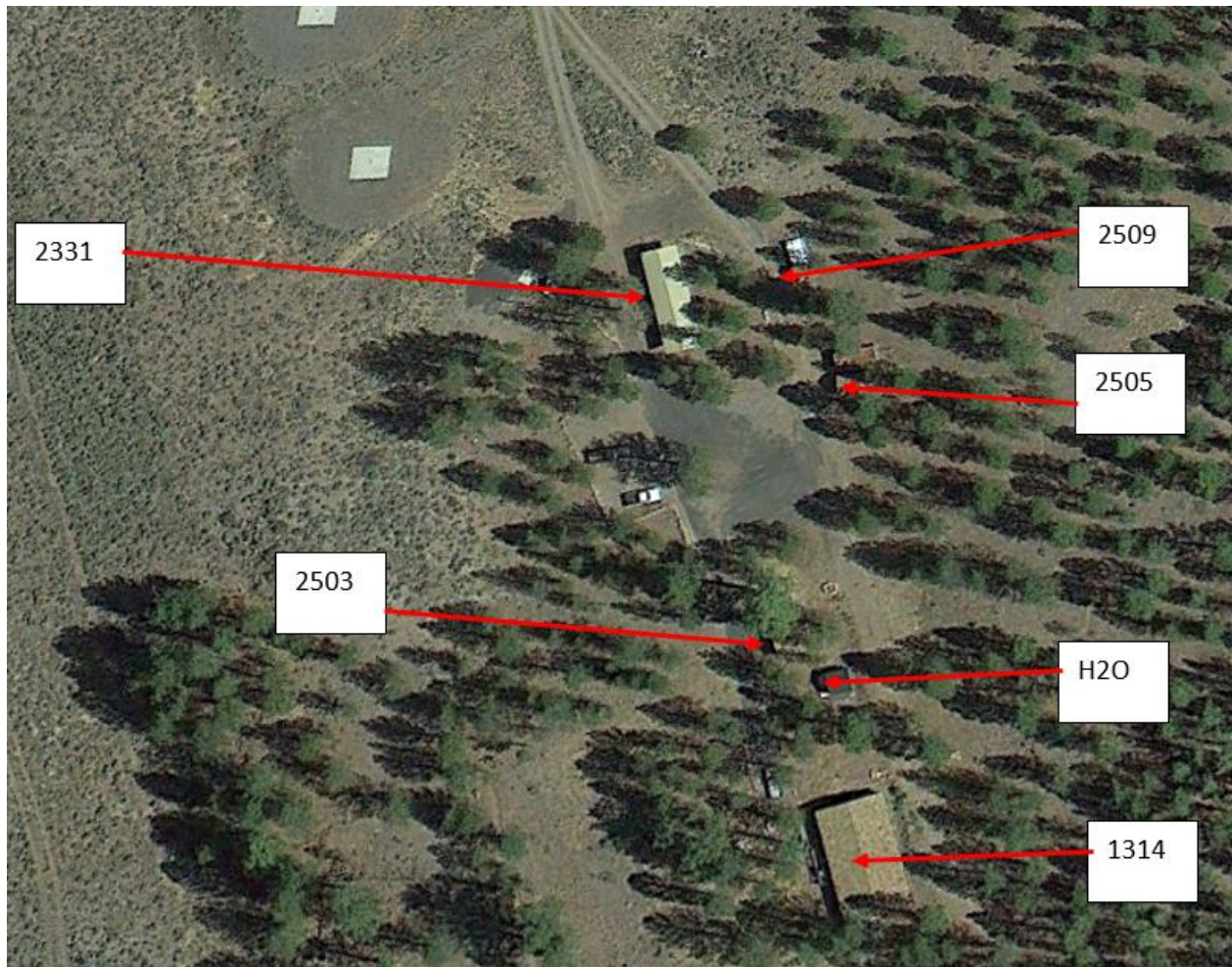
CROW FLAT - STORAGE					2505
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
120	\$23,669	\$0	GOOD	1924	
Other:					

CROW FLAT - TRAILER SHED					2331
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
752	\$68,939	\$0	GOOD	1976	
Other:					

CROW FLAT - CXT H2O Building					
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
120					
Other: Add to I-Web					

CROW FLAT-GAS HOUSE					2509
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
56	\$19,290	\$0	GOOD	1956	
Other:					

5.3.3.1 Crow Flat Work Center Site Map




5.3.4 Emigrant Creek Ranger District Miscellaneous Sites

5.3.4.1 Bald Butte Lookout (team did not visit site due to time constraints)

The Bald Butte lookout is a R-6 flat cab on a 41-foot treated timber tower constructed in 1959. The lookout is not staffed and has not been used since the 1990's. Per discussion with fire staff with knowledge of the facility, the lookout has structural deficiencies and is condemned for safety reasons.

Recommendations:

Decommission the lookout (#4216) using a salvage based contract

BALD BUTTE LOOKOUT					4216
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
196	\$51,999	\$0	GOOD	1959	
Other:					

Bald Butte Lookout Site Map




5.3.4.2 Calamity Butte Lookout


The Calamity lookout is an octagonal cab on a 50-foot treated round pole tower constructed in 2000. The lookout is staffed during fire season. An older lookout, R-5 cab (#4003) sits on the ground near the new lookout. The other two buildings at the site are a garage (#1506) and a wooden toilet (#1730). The old lookout, garage and toilet are in poor condition.


Recommendations:


- Complete a structural inspection of the lookout and tower by a qualified structural engineer
- Complete an inspection of the lightning protection by a qualified contractor to ensure the safety of the system
- Upgrade the propane system and tank
- Tighten the guy wires and repair any structure deficiencies
- Replace the toilet building with a modern vault toilet
- Allow the garage and old lookout to “melt” into the ground by not investing scarce maintenance funds in either building

CALAMITY - GARAGE					1506
Recommendation:		Retain for Alt Use - Heritage			
GSF	CRV	DM	COND	YR CONST	
624	\$86,674	\$27,309	POOR	1934	
Other: Retain as a heritage asset – allow to “melt”					

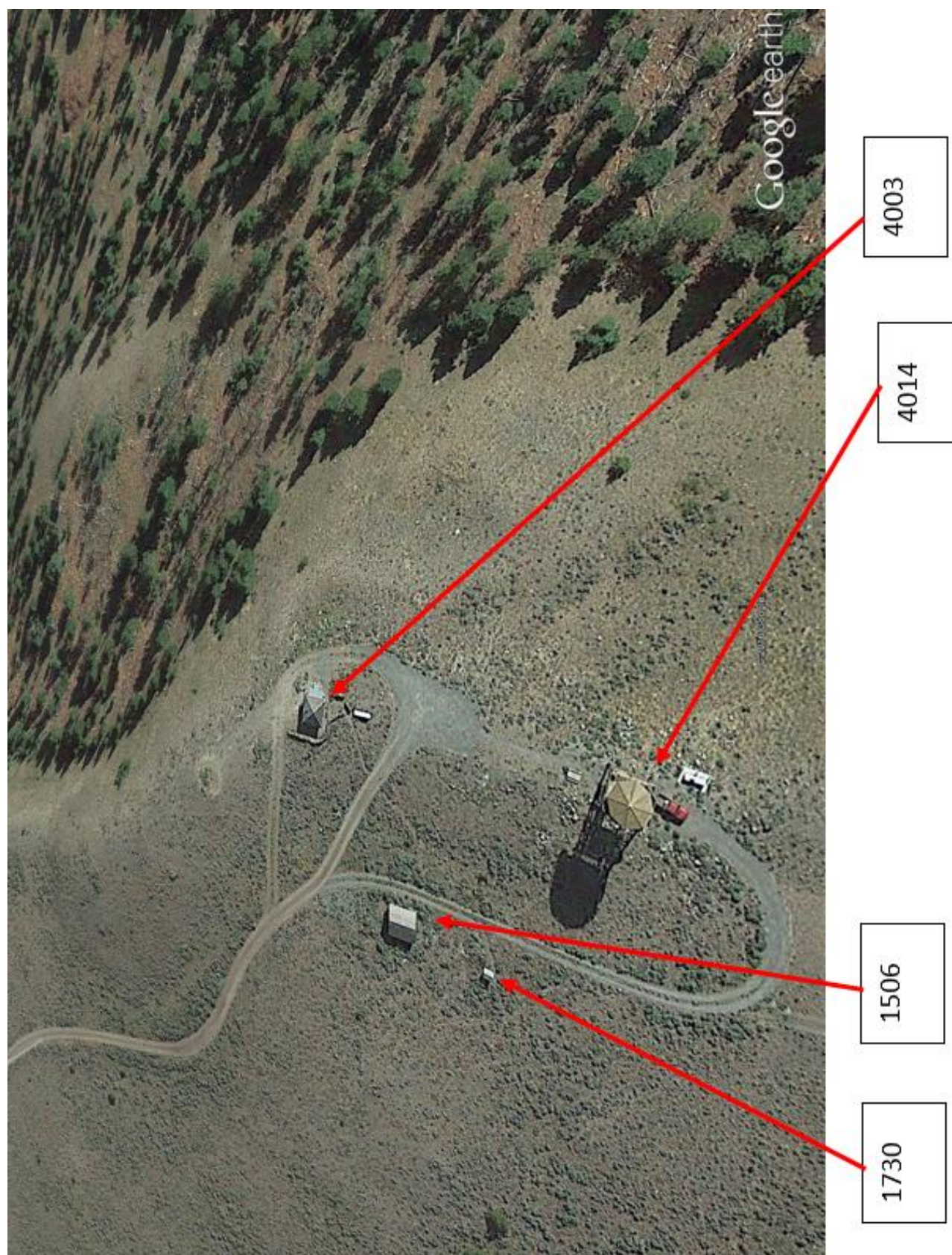
CALAMITY - LO				4003	
Recommendation:		Retain for Alt Use - Heritage			
GSF	CRV	DM	COND	YR CONST	
196	\$51,999	\$51,999	POOR	1927	
Other: Retain as a heritage asset – allow to “melt”					



CALAMITY BUTTE - LO					4014
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
576	\$152,812	\$0	GOOD	2000	
Other:					

CALAMITY BUTTE-TOILET					1730
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
16	\$7,045	\$11,474	POOR	1948	
Other: Decommission and replace with CXT					

Calamity Butte Lookout Site Map





5.3.4.3 Dry Mountain Lookout


The Dry Mountain Lookout is a 7-foot by 7-foot cab on a 70-foot steel tower built in 1932. The lookout is no longer staffed. There is a ground house (cabin), a 7-foot by 8-foot metal communication building (not listed in the I-Web database) and a 4-foot by 4-foot wooden toilet (not listed in the I-Web database) at the site. The lookout stairs are deficient. The guy wires are loose. The ground house is infested with rats.


Recommendations:


- Determine the status of the communications building to ensure it has active use and add it to the I-Web database
- Decommission the lookout, ground house and toilet by using a salvage based contract

DRY MT LOOKOUT					4212
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
49	\$13,000	\$0	GOOD	1932	
Other:					

DRY MOUNTAIN TOILET					
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
16					
Other: Add to I-Web					

DRY MTN LO GROUND HOUSE					1153
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
200	\$42,226	\$0	GOOD	1930	
Other:					

DRY MTN COMM BUILDING 6X8					
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
48					
Other: Add to I-Web					

DRY MTN 7x8 BUILDING					
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
56					
Other: Add to I-Web					

Dry Mountain Lookout Site Map





5.3.4.4 King Mountain Lookout

The King Mountain lookout is 13-foot by 13-foot steel cab on a 10-foot steel tower built in 1957. The lookout is no longer staffed. There site also has an old garage, a 10' x 10' communication building and a 6' x 6' communication building. There is also a commercial communication building under special use at the site. The lookout has hazardous stairs, decking, and railings. The garage is in disrepair with a poor roof and siding.

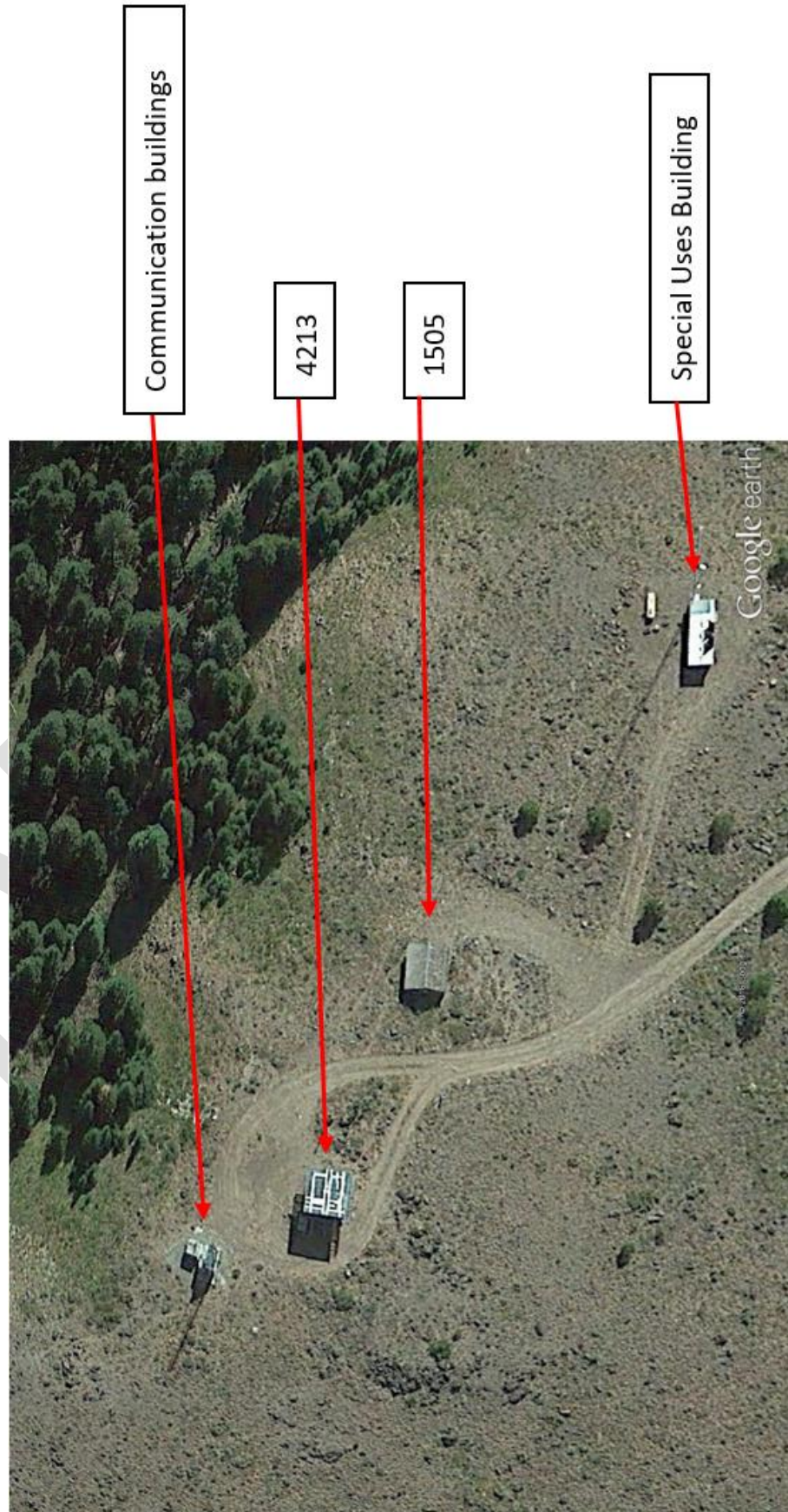
Recommendations:

- Decommission the lookout using a salvage based contract
- Allow the garage to “melt” into the ground by not investing scarce maintenance funds in the building

KING MOUNTAIN - GARAGE					1505
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
300	\$41,670	\$36,077	POOR	1934	
Other:					

KING MOUNTAIN - LO				4213	
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
178	\$47,223	\$39,005	POOR	1959	
Other:					

King Mountain Lookout Site Map





5.3.4.5 Snow Mountain Lookout


The Snow Mountain lookout is a R-6 flat cab on a 10-foot treated timber tower built in 1961. The lookout is staffed during fire season. The lookout has some deferred maintenance items including a leaking roof, loose railings, missing window screens, a crack in one footing, outdated propane system and need of painting. There are two other buildings at the site including a fiberglass communication building and a newer CXT toilet (not listed in the I-Web database).

Recommendations:

- Complete a structural inspection of the lookout and tower by a qualified structural engineer
- Complete an inspection of the lightning protection by a qualified contractor to ensure the safety of the system
- Upgrade the propane system and tank
- Tighten the guy wires and repair any structural deficiencies
- Replace the lookout flat roof with a membrane roof with a slight build up for drainage and suitable for the weather conditions (EPDM or similar material)
- Add the newer CXT toilet to the I-Web database

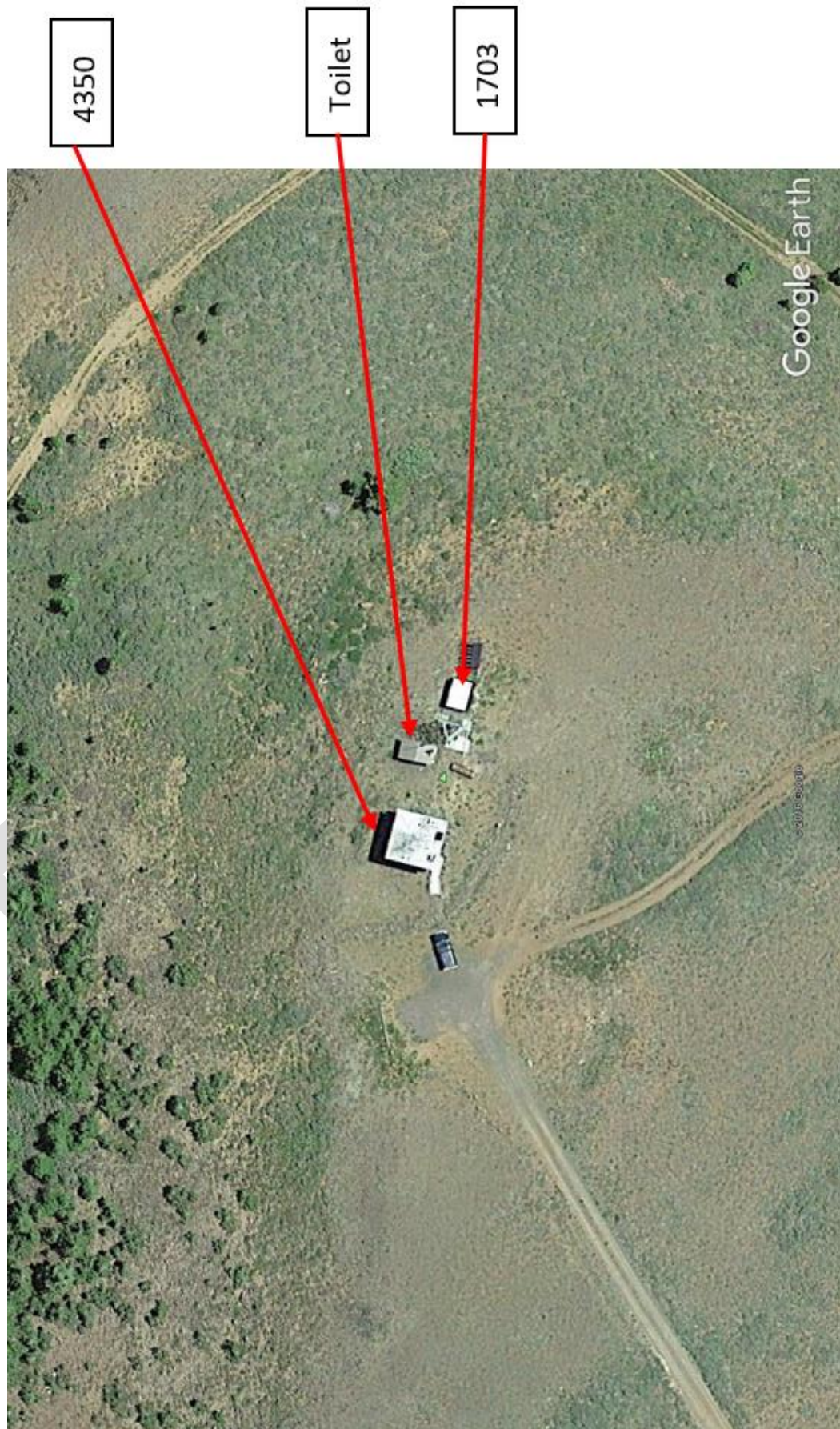
SNOW MTN COMM BLD					1703
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
96	\$41,870	\$0	GOOD	1995	
Other:					

SNOW MT LOOKOUT					4350
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
196	\$51,999	\$34,482	POOR	1961	
Other:					

SNOW MOUNTAIN CXT TOILET					
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
60	\$26,076		GOOD		
Other: Add to I-Web					

DRAFT

Snow Mountain Lookout Site Map





5.3.4.6 Sugarloaf Lookout

The Sugarloaf lookout has an L-4 cab on a 32-foot treated timber tower built in 1948. The lookout is staffed during fire season. The lookout is in poor condition with split cross members, loose guy wires, loose railing and outdated propane system. A garage and vault toilet building are also on site. The garage has collapsed with only the roof framing standing. The toilet building needs the roof treated, a new door and painting.

Recommendations:

- Determine the long-term need for the lookout and if possible decommission all buildings on the site using a salvage based contract - if the lookout remains in service, complete the following items
- Complete a structural inspection of the lookout and tower by a qualified structural engineer
- Complete an inspection of the lightning protection by a qualified contractor to ensure the safety of the system
- Upgrade the propane system and tank
- Tighten the guy wires and repair any structure deficiencies
- Replace the lookout flat roof with a membrane roof with a slight build up for drainage and suitable for the weather conditions (EPDM or similar material)

SUGARLOAF - GARAGE					1513
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
295	\$40,976	\$40,976	POOR	1934	
Other:					

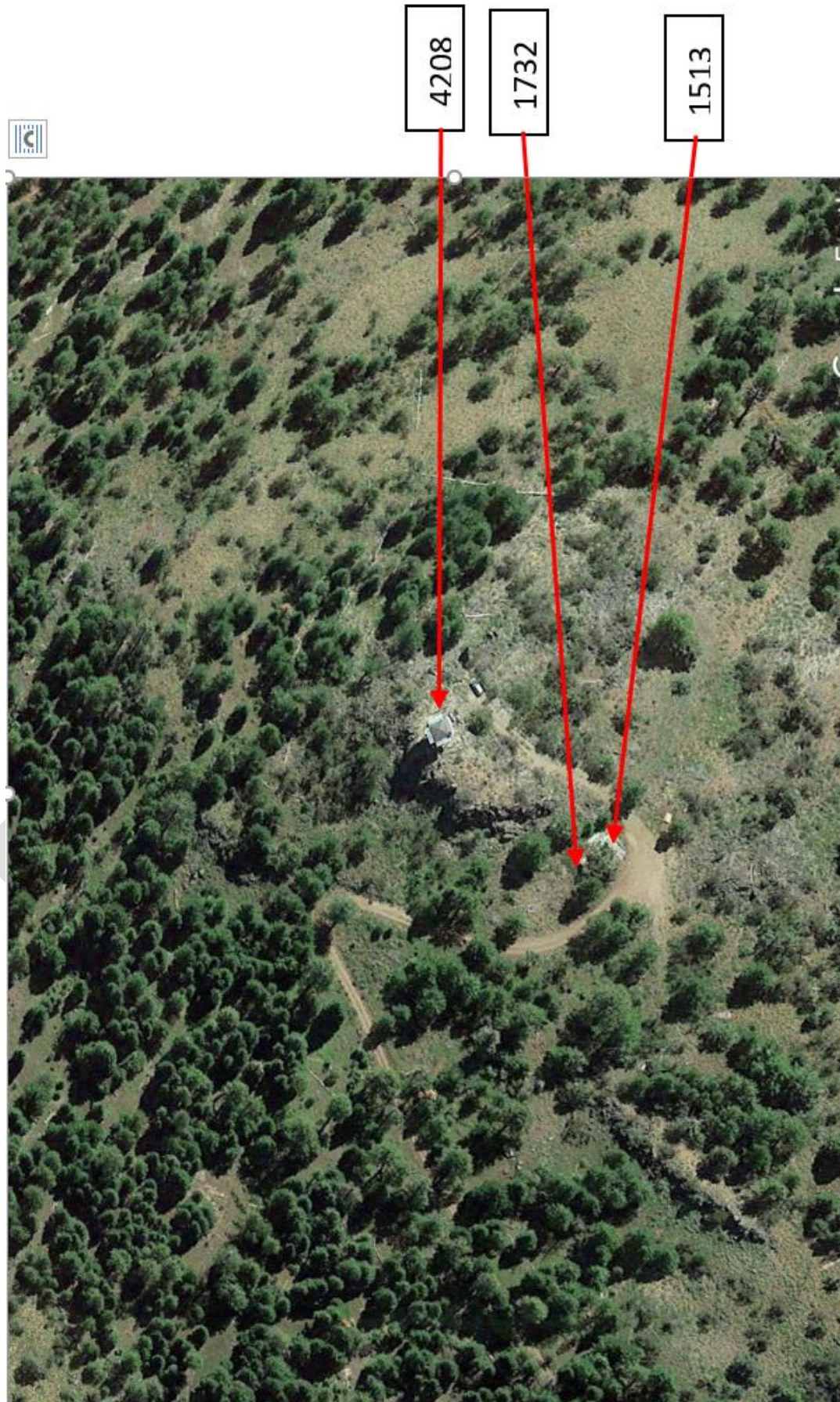
SUGARLOAF - LO				4208	
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
205	\$54,386	\$10,096	POOR	1948	
Other:					

SUGARLOAF - TOILET				1732
Recommendation:		Retain for Existing Use		
GSF	CRV	DM	COND	YR CONST
22	\$9,687	\$524	GOOD	1987
Other:				



DRAFT

Sugarloaf Mountain Site Map





5.3.4.7 West Myrtle Lookout


The West Myrtle lookout is cab on a 60-foot tower built in 1929. The lookout is not staffed. The lookout is in poor condition with broken windows and vandalism to the structure. The other buildings at the site include two small bunkhouses and a pit toilet. All the buildings are in poor condition. There have been preliminary discussions to include the site in the recreation rental program. The cost to bring the buildings to a safe habitable standard will likely exceed \$100,000.


Recommendations:

Decommission all the buildings on the site using a salvage based contract

WEST MYRTLE - BUNKHOUSE					1511
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
288	\$81,607	\$22,842	POOR	1929	
Other:					

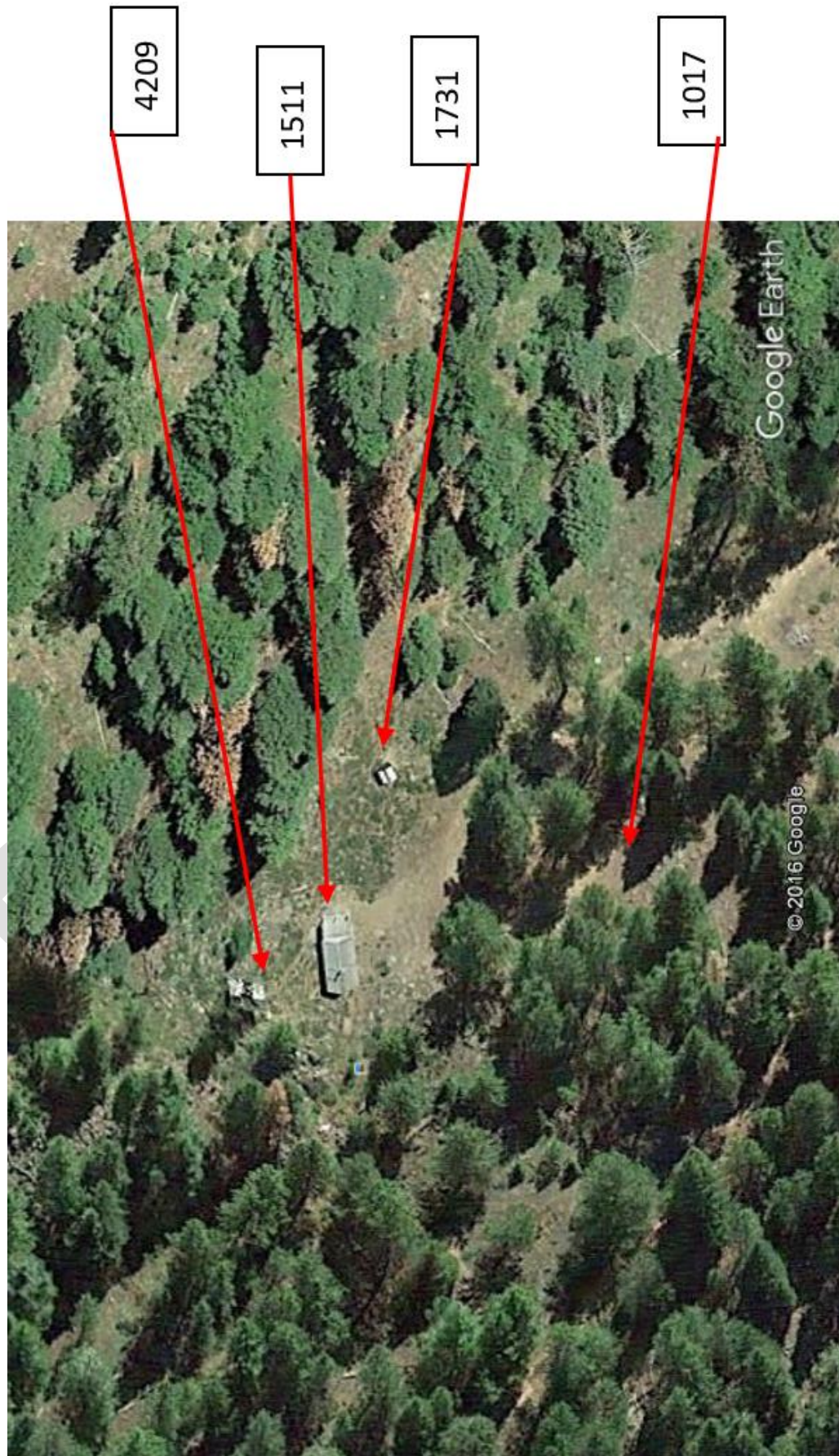
WEST MYRTLE - BUNKHOUSE					1017
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
240	\$68,005	\$9,099	POOR	1929	
Other:					

WEST MYRTLE - LO					4209
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
49	\$13,000	\$10,741	POOR	1929	
Other:					

WEST MYRTLE-TOILET				1731
Recommendation:		Decommission		
GSF	CRV	DM	COND	YR CONST
16	\$7,045	\$7,045	POOR	1950
Other:				
				

DRAFT

West Myrtle Lookout Site Map



5.4 Prairie City Ranger District

Workforce

The Prairie City Ranger District currently has a staff of 24 full-time employees, 5 seasonal employees and 1 hosted employee working out of the main office for a total of 27.5 FTEs. The District has an additional 2 full-time employees and 6 seasonal employees working out of the fire warehouse (#2210) and 3 full-time employees and 11 seasonals working out of the seasonal office (#5530) at the Prairie City Work Center 1 block north of the main office.

5.4.1 Prairie City Ranger Station


The Prairie City Ranger Station is located on Front Street in Prairie City, OR. The current 9,100 GSF office was constructed in 2011 replacing a 1960's era office with attached modular buildings. A residence built in 1932 and a 300 GSF concrete block building are the only buildings at the site. The site is served by municipal water and wastewater. Parking is limited at the site but there is room for expansion of parking to the south and west. The site is easily accessible from Highway 26. The office is modern and efficient but there are some issues with the lighting and HVAC systems that require ongoing maintenance. The residence (#1306) and concrete block building (not in I-Web) do not appear to have any significant use. There was some discussion about using the residence for a visitor information contact point.


Office Utilization

The Prairie City district office has 27.5 FTEs reporting to the site that use the 9,100 GSF office. This equates to a utilization rate of 331 GSF per FTE. The USDA standard is 150 net square feet per FTE plus circulation and special space which results in about 220 GSF per FTE for government owned buildings 10,000 GSF or smaller. The utilization rate indicates the office is underutilized. The capacity of the office at Prairie City is approximately 41 FTEs (9,100 GSF divided by 220 GSF per FTE).

Recommendations:

- Determine if a visitor information contact point is needed – this would take additional staffing and the personnel at the front desk in the office are already providing this service – if this is not a viable option financially, consider decommissioning the residence (#1306) and the concrete block building unless a viable use can be found for these two facilities
- Evaluate expanding the parking area to the south and west to better facilitate public and employee parking
- Contract with an independent HVAC firm to determine if the building management system can be simplified to eliminate some of the issues with the complexity of the building control system

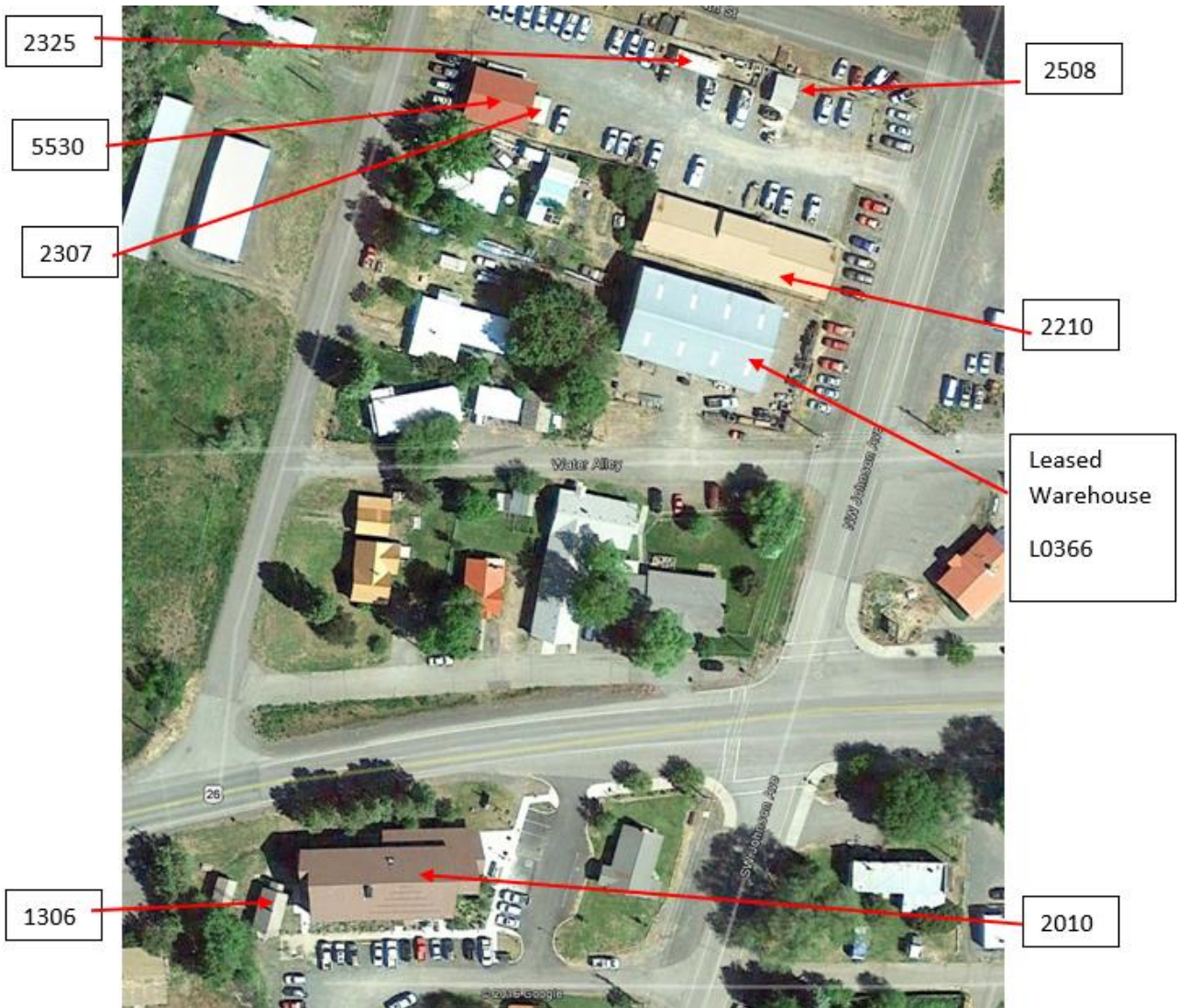
PRAIRIE CITY RANGER DISTRICT OFFICE					2010
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
9100	\$2,457,792	\$0	GOOD	2011	
Other:					

PRAIRIE CITY RS - RESIDENCE					1306
Recommendation:		Retain for Alt Use - Heritage			E 
GSF	CRV	DM	COND	YR CONST	
448	\$125,298	\$28,782	POOR	1932	
Other: Currently used as quarters with quarters collections					

Potential Parking Lot Expansion Area



5.4.1.1 Prairie City Ranger Station Site Map





5.4.2 Prairie City Work Center


The Prairie City Work Center is located 1 block north of the district office on Johnson Avenue in Prairie City, OR. The site is small and occupies about 1.5 acres. The work center includes a fire warehouse, flammable storage building, gas house, small tree cooler and large tree cooler that has been converted into an office for seasonal employees. The carpeting in the office areas is badly frayed. A 6,000 SF leased warehouse is adjacent to the work center and is used for general storage and staging of district operations. The lease cost is \$12,400 per year which is very economical for the area.


Recommendations:


- Complete the retrofit of the large tree cooler by extending the roof line to prevent snow from falling on employees using the walkway
- Research and evaluate options for insulating and upgrading the HVAC system in the fire warehouse
- Replace the flooring in the fire warehouse with industrial grade materials to eliminate tripping hazards and decrease maintenance costs
- Research storage options (commercial racking) that will better utilize the space in the leased warehouse
- Consider decommissioning the gas house (#2508) and the small tree cooler (#2307) using a salvage based contract
- Clean up the flammable storage building to prevent fire danger and eliminate deferred maintenance


PRARIE CITY WC WAREHOUSE - LEASED					
Recommendation:		Retain Existing Lease			
GSF	CRV	DM	COND	YR CONST	
6,000					
Other:					

PCRD SEASONAL OFFICE					5530	
Recommendation:		Retain for Existing Use				
GSF	CRV	DM	COND	YR CONST		
1250	\$337,609	\$0	GOOD	2011		
Other: Extend roof out over ramp to prevent snow and ice from accumulation on ramp						

PRAIRIE CITY FLAMMABLE STORAGE					2325	
Recommendation:		Retain for Existing Use				
GSF	CRV	DM	COND	YR CONST		
300	\$102,002	\$19,308	POOR	2003		
Other:						

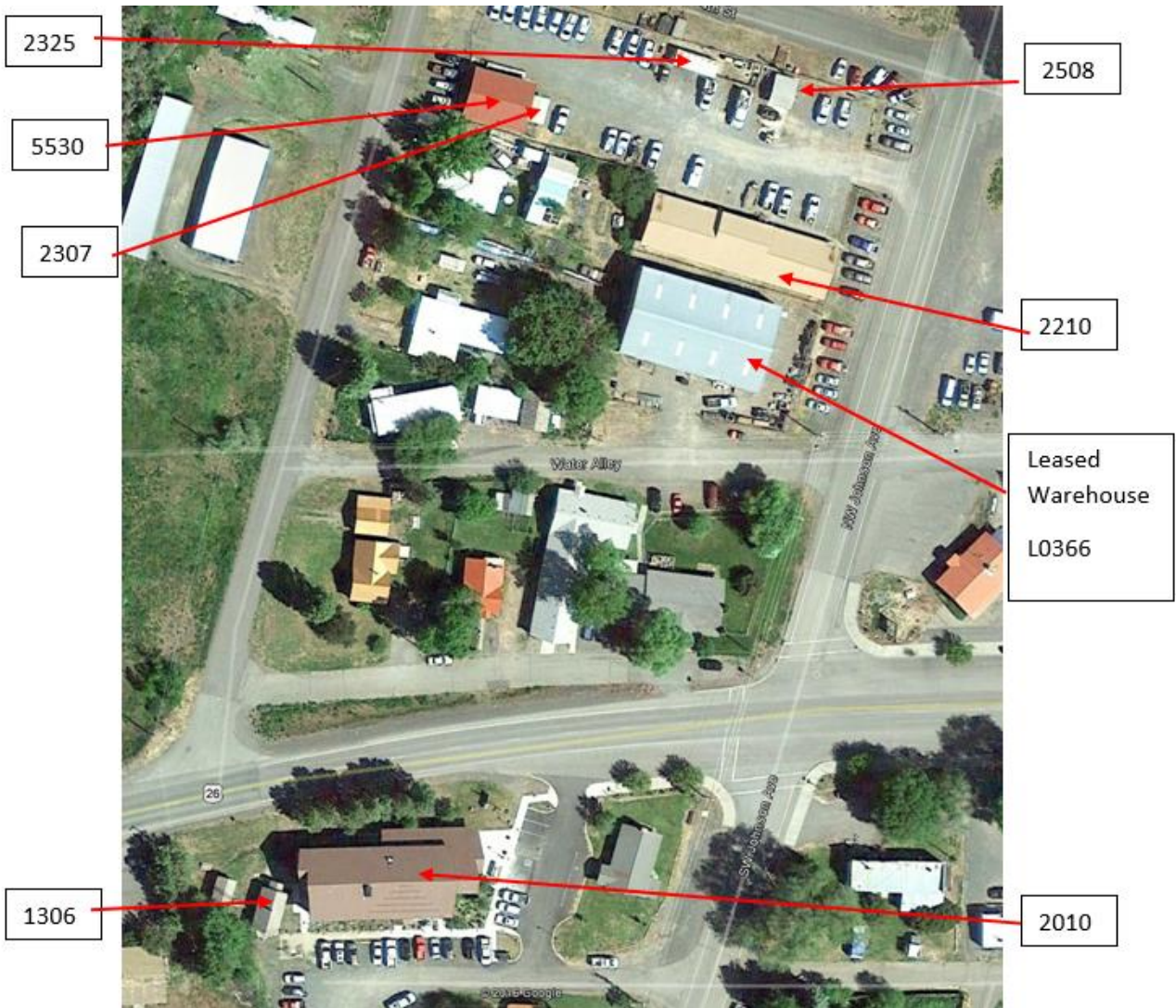
PRAIRIE CITY SC - GAS HOUSE					2508	
Recommendation:		Retain for Existing Use				
GSF	CRV	DM	COND	YR CONST		
96	\$32,641	\$13,521	POOR	1973		
Other:						

PRAIRIE CITY SC - TREE COOLER					2307	
Recommendation:		Retain for Existing Use				
GSF	CRV	DM	COND	YR CONST		
112	\$38,081	\$15,509	POOR	1970		
Other:						

PRAIRIE CITY SC - WAREHOUSE					2210
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
4096	\$561,562	\$54,984	FAIR	1964	
Other:					

DRAFT

5.4.2.1 Prairie City Work Center Site Map





5.4.3 Crane Prairie Work Center


The Crane Prairie Work Center is about 25 miles southeast of Prairie City, OR. The site is used approximately 5 months of the year for fire suppression operations. The site is mission critical for fire operations of two engine crews. The site is remote and power is supplied by a propane generator and solar panels. Water is supplied by a USFS water system (well and storage tank) and wastewater is handled with septic tanks and drain fields. There are 13 buildings on the site plus a Conex storage container and solar panels. All the buildings are listed in poor condition in I-Web except the two gas houses, the vault toilet near the helitack pad, and the bunkhouse (#1300) used as the fire engines captain's quarters. All the buildings have extensive deferred maintenance. Rodents and woodpeckers are a severe problem at this site. Fire staffing was reduced this season because the bunkhouse (#1008) normally used for female crew members was condemned and is not safe for occupation.


Recommendations:


- Consider leasing or purchasing of modular bunkhouses for crew members at this site to eliminate the large investment needed to bring bunkhouse space up to standard
- Actively pursue a joint facility and fire staging area at Seneca, OR with the state and other entities to take advantage of shared fixed costs and eliminate the need for staffing the Crane Prairie work center
- In the interim, consult with SHPO to decommission the bunkhouse (#1008) and the barn (#2401) using a salvage based contract and use Conex containers for storage until the entire site can be vacated
- If maintenance budgets continue to decline – consider closure of this site due to the severe backlog of deferred maintenance and lack of commercial power


CRANE PRAIRIE WC - BARN					2401
Recommendation:		Retain for Alt Use - Heritage*			
GSF	CRV	DM	COND	YR CONST	
768	\$105,293	\$105,293	POOR	1933	
Other: *Structurally unstable, consult with SHPO with goal for removal after documentation					


CRANE PRAIRIE WC - BUNKHOUSE					1311
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
504	\$140,961	\$71,968	POOR	1931	
Other:					


CRANE PRAIRIE WC - BUNKHOUSE					1300
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
448	\$125,298	\$4,662	GOOD	1930	
Other:					


CRANE PRAIRIE WC – BUNKHOUSE (WOMENS)					1008
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
714	\$199,694	\$24,722	POOR	1933	
Other:					


CRANE PRAIRIE WC - BUNKHOUSE					1309
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
1056	\$295,346	\$93,886	POOR	1961	
Other:					


CRANE PRAIRIE WC - COOKHOUSE					1404
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
1272	\$390,636	\$140,358	POOR	1961	
Other:					


CRANE PRAIRIE WC - GAS HOUSE					2502
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
120	\$40,801	\$0	GOOD	1934	
Other:					


CRANE PRAIRIE WC - GAS HOUSE					2501
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
120	\$40,801	\$1,591	GOOD	1933	
Other:					

CRANE PRAIRIE WC - GEN. HOUSE					1613
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
96	\$32,641	\$3,575	POOR	1971	
Other:					

CRANE PRAIRIE WC - STORAGE					2605
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
200	\$18,097	\$14,637	POOR	1964	
Other:					

CRANE PRAIRIE WC - TOILET					1743
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
40	\$17,384	\$0	GOOD	1998	
Other:					

CRANE PRIARIE PUMPHOUSE					???
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
60					
Other:					

CRANE PRAIRIE WC - WAREHOUSE				2202	
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
1120	\$218,044	\$92,485	POOR	1933	
Other:					

5.4.3.1 Crane Prairie Work Center Site Map




5.4.4 Prairie City Ranger District Miscellaneous Sites


5.4.4.1 Antelope Lookout


The Antelope lookout is R-6 flat cab sitting on a 30-foot treated timber tower. The cab was moved from Lake Butte to the tower in 1974. The lookout is staffed for about 4 months during fire season. The building is in poor condition. The guy wires and railing are loose. The building and the deck around the cab need painting and repairs. Some of the bracing members are split. The flat roof should be replaced. The lightning protection system should be checked for continuity and reliability. The propane system and tank need to be upgraded. There is a newer CXT toilet building in good condition that is not in the I-Web data base. There is also an old wooden toilet on the site and a 6' x 6' fiberglass communication building with a wood floor that is rotted.


Recommendations:

- Complete a structural inspection of the lookout and tower by a qualified structural engineer
- Complete an inspection of the lightning protection by a qualified contractor to ensure the safety of the system
- Upgrade the propane system and tank
- Tighten the guy wires and repair any structure deficiencies
- Replace the lookout flat roof with a membrane roof with a slight build up for drainage and suitable for the weather conditions (EPDM or similar material)
- Decommission the old wooden toilet (#1741) by disposing off site
- Replace the fiberglass communication building and add the new buildings without numbers to the I-Web database

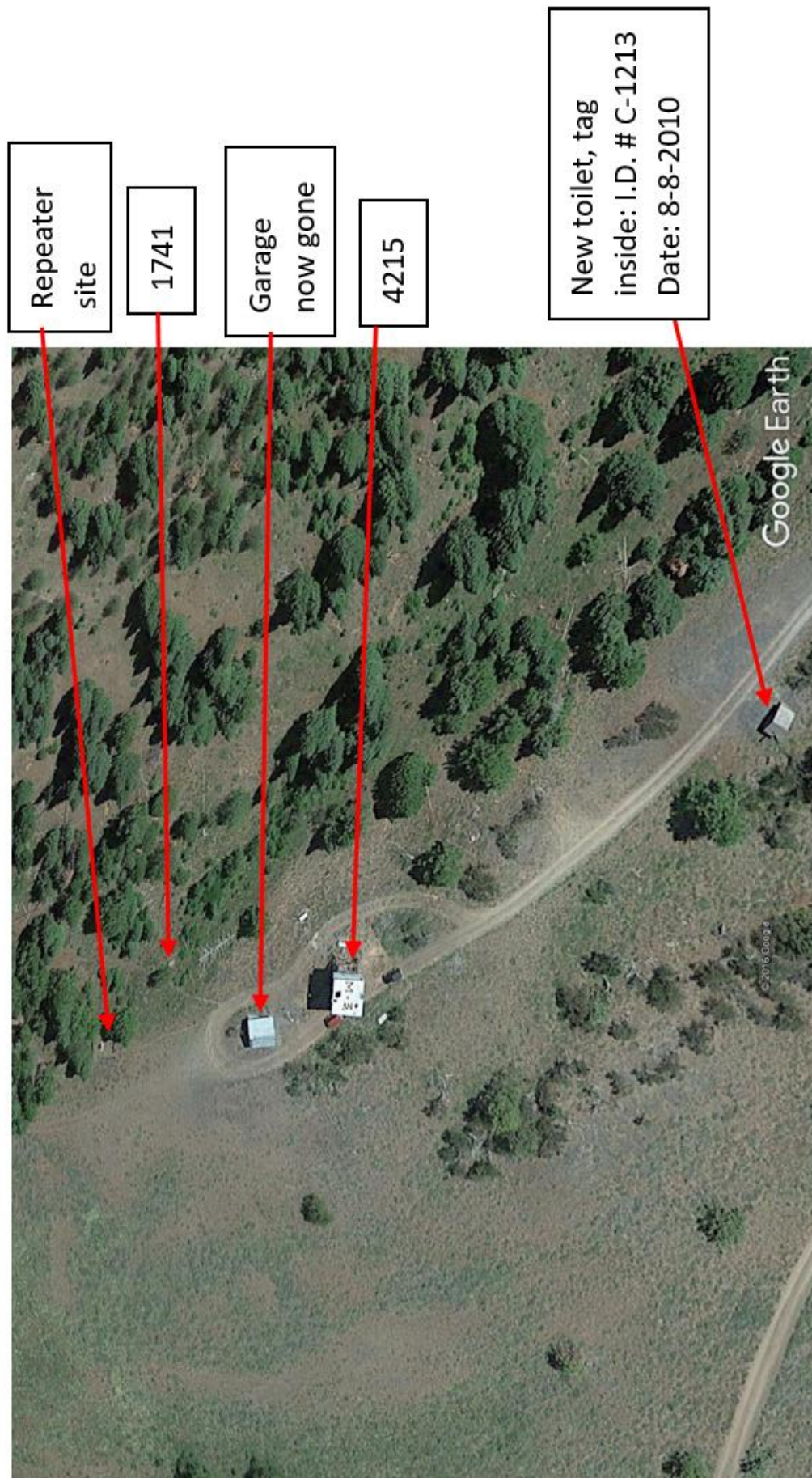
ANTELOPE LO - RESIDENCE					4215
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
441	\$115,481	\$25,089	POOR	1963	
Other:					

ANTELOPE-TOILET					1741
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
16	\$6,954	\$715	FAIR	1963	
Other:					

ANTELOPE LO- CXT TOILET					???
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
Other:					

ANTELOPE COMM BLDG					
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
Other: Add to I-Web					

Antelope Lookout Site Map





5.4.4.2 Frazier Lookout

The Frazier Lookout is a 7-foot by 7-foot cab on a 100-foot treated timber tower. The lookout is no longer staffed and the structure is condemned due to structural deficiencies. There is a residence on the ground at the site and a small toilet. The residence and toilet are in poor condition. The buildings have significant deferred maintenance and would require extensive upgrading to be safe for occupants.

Recommendations:

- Decommission all buildings on the site using a salvage based contract
- Secure the site until buildings can be decommissioned to prevent the public from entering the unsafe buildings including climbing the 100-foot tower.

FRAISER LO – CAB (Correct I-Web spelling to Fraizer)					4211
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
49	\$12,831	\$12,831	POOR	1936	
Other: I-Web Spelling is incorrect, should be Fraizer					

FRAISER LO – RESIDENCE (Correct I-Web spelling to Fraizer)					1508
Recommendation:		Decommission			
GSF	CRV	DM	COND	YR CONST	
400	\$111,874	\$111,874	POOR	1938	
Other:					

FRAISER-TOILET (Correct I-Web spelling to Fraizer)				1740
Recommendation:		Decommission		
GSF	CRV	DM	COND	YR CONST
16	\$6,954	\$695	FAIR	1933
Other:				



DRAFT

Frazier Lookout Site Map





5.4.4.3 Lake Creek Camp

The Lake Creek Camp organizational camp is approximately 35 miles southeast of John Day, OR. The camp is operated under a special use permit by a non-profit organization and has been a long-standing camp for youth activities. The camp is well managed and well maintained. There are several permittee-owned buildings at the camp including a lodge, sleeping cabins, shower building, generator building and well house. Power is provided by a generator and the permittee operates a water system and septic tank and drain-fields for wastewater disposal. The Forest Service has three buildings at the camp: a bath house (#1700), and two bunkhouses (#1009 and #1010) built in 1933.

Recommendations:

- Maintain for alternate use (not administrative)
- Consider transferring these buildings via donation or sale to the nonprofit organization that operates the youth camp after SHPO clearances are finalized

LAKE CREEK CAMP - BATH HOUSE					1700
Recommendation:		Retain for Alt Use - SUP			
GSF	CRV	DM	COND	YR CONST	
391	\$105,604	\$0	GOOD	1951	
Other:					

LAKE CREEK CAMP - BUNKHOUSE					1009
Recommendation:		Retain for Alt Use - SUP			
GSF	CRV	DM	COND	YR CONST	
421	\$117,747	\$0	GOOD	1933	
Other:					

LAKE CREEK CAMP - BUNKHOUSE				1010
Recommendation:		Retain for Alt Use - SUP		
GSF	CRV	DM	COND	YR CONST
381	\$106,560	\$0	GOOD	1933
Other:				




DRAFT

Lake Creek Camp Site Map



5.4.4.4 Sheep Mountain Communications Building

The FMP team did not visit this site. Forest Recommendation is to retain for existing use.

SHEEP MTN. - COMM. BLDG					1615
Recommendation:		Retain for Existing Use			
GSF	CRV	DM	COND	YR CONST	
160	\$68,879	\$3,283	GOOD	1995	
Other:					

Sheep Mountain Communications Building Site Map



DRAFT


5.5 Lookout Towers and Associated Buildings


BUILDING NAME	ID	GSF	CRV	DM	COND	YEAR	RECOMMEND
BLUE MOUNTAIN RANGER DISTRICT							
BLACK BUTTE - LO	4201	400	\$104,744	\$66,661	POOR	1960	Decommission
BLACK BUTTE-TOILET	1735	16	\$6,954	\$3,517	POOR	1954	Decommission
DIXIE BUTTE - GARAGE	1527	260	\$35,646	\$35,646	POOR	1934	Transfer Ownership to County
DIXIE BUTTE - LO	4009	465	\$121,765	\$48,200	POOR	1968	Retain - Existing Use
DIXIE BUTTE - TOILET	1738	16	\$6,954	\$6,954	POOR	1980	Retain - Existing Use
DIXIE BUTTE -TOILET	1737	16	\$6,954	\$6,954	POOR	1968	Decommission
DRY SODA-LO	4202	400	\$104,744	\$0	GOOD	1941	Retain - Existing Use
DRY SODA-STORAGE	2607	120	\$40,801	\$5	GOOD	1995	Retain - Existing Use
DRY SODA - CXT TOILET (ADD)		60	\$26,076				Retain - Existing Use
DRY SODA-TOILET	1724	16	\$6,954	\$331	GOOD	1941	Decommission
FLAGTAIL-GARAGE	1518	289	\$39,622	\$5,522	POOR	1934	Decommission
FLAGTAIL-LO	4204	441	\$115,481	\$16,074	POOR	1966	Retain - Existing Use
FLAGTAIL-TOILET	1722	16	\$6,954	\$221	GOOD	1948	Decommission
FLAGTAIL LO - SINGLE CXT	2816	60	\$26,076	\$0	GOOD	2010	Retain - Existing Use
INDIAN ROCK - LO	4013	240	\$62,847	\$20,402	POOR	1957	Retain - Existing Use
INDIAN ROCK LO TOILET	5296	40	\$17,384	\$324	GOOD	2004	Retain - Existing Use
INDIAN ROCK-TOILET	1736	20	\$8,692	\$8,692	POOR	1957	Gone - Remove I-web
EMIGRANT CREEK RANGER DISTRICT							
BALD BUTTE LOOKOUT	4216	196	\$51,999	\$0	GOOD	1959	Decommission
CALAMITY - GARAGE	1506	624	\$86,674	\$27,309	POOR	1934	Retain Alt Use - Heritage
CALAMITY - LO	4003	196	\$51,999	\$51,999	POOR	1927	Retain Alt Use - Heritage
CALAMITY BUTTE - LO	4014	576	\$152,812	\$0	GOOD	2000	Retain - Existing Use
CALAMITY BUTTE-TOILET	1730	16	\$7,045	\$11,474	POOR	1948	Decommission
CALAMITY BUTTE - CXT TOILET		60	\$26,076				Acquire
DRY MT LOOKOUT	4212	49	\$13,000	\$0	GOOD	1932	Decommission
DRY MOUNTAIN TOILET (ADD)		16	\$6,960	\$6,960	POOR		Decommission
DRY MTN LO GROUND HOUSE	1153	200	\$42,226	\$0	GOOD	1930	Decommission
KING MOUNTAIN - GARAGE	1505	300	\$41,670	\$36,077	POOR	1934	Decommission
KING MOUNTAIN - LO	4213	178	\$47,223	\$39,005	POOR	1959	Decommission
SNOW MT LOOKOUT	4350	196	\$51,999	\$34,482	POOR	1961	Retain - Existing Use
SNOW MOUNTAIN CXT TOILET (ADD)		60	\$26,076		GOOD		Retain - Existing Use
SUGARLOAF - GARAGE	1513	295	\$40,976	\$40,976	POOR	1934	Decommission
SUGARLOAF - LO	4208	205	\$54,386	\$10,096	POOR	1948	Retain - Existing Use
SUGARLOAF - TOILET	1732	22	\$9,687	\$524	GOOD	1987	Retain - Existing Use
WEST MYRTLE - BUNKHOUSE	1511	288	\$81,607	\$22,842	POOR	1929	Decommission
WEST MYRTLE - BUNKHOUSE	1017	240	\$68,005	\$9,099	POOR	1929	Decommission
WEST MYRTLE - LO	4209	49	\$13,000	\$10,741	POOR	1929	Decommission
WEST MYRTLE-TOILET	1731	16	\$7,045	\$7,045	POOR	1950	Decommission
PRAIRIE CITY RANGER DISTRICT							
ANTELOPE LO	4215	441	\$115,481	\$25,089	POOR	1963	Retain - Existing Use
ANTELOPE-TOILET	1741	16	\$6,954	\$715	FAIR	1963	Decommission
ANTELOPE LO- CXT TOILET (ADD)		60	\$26,076		GOOD		Retain - Existing Use
FRAISER LO - CAB	4211	49	\$12,831	\$12,831	POOR	1936	Decommission
FRAISER LO - RESIDENCE	1508	400	\$111,874	\$111,874	POOR	1938	Decommission
FRAISER-TOILET	1740	16	\$6,954	\$695	FAIR	1933	Decommission
Total		7,639	\$1,899,280	\$679,333			
TOTAL BUILDINGS CURRENTLY OWNED		7,639	\$1,899,280	\$679,333			
Annual Maintenance Need @ 3% CRV			\$56,978				


5.6 Communication Sites

BUILDING NAME	ID	GSF	CRV	DM	COND	YEAR	RECOMMEND
MALHEUR NF SUPERVISORS OFFICE							
COMMUNICATIONS SHOP	2103	1728	\$336,411	\$0	GOOD	1993	Retain - Existing Use
BLUE MOUNTAIN RANGER DISTRICT							
DIXIE BUTTE-COMM BUILDING	1617	160	\$68,879	\$2,750	GOOD	1997	Retain - Existing Use
FALL MTN-RADIO BLDG	1619	280	\$120,538	\$0	GOOD	1990	Retain - Existing Use
EMIGRANT CREEK RANGER DISTRICT							
DRY MTN 6' x 8' COMM BUILDING (ADD)		48	\$20,880		GOOD		Retain - Existing Use
DRY MTN 7' x 8' BUILDING (ADD)		56	\$24,360		GOOD		Retain - Existing Use
SNOW MTN COMM BLD	1703	96	\$41,870	\$0	GOOD	1995	Retain - Existing Use
PRAIRIE CITY RANGER DISTRICT							
ANTELOPE COMM BLDG (ADD)		36	\$15,660				Retain - Existing Use
SHEEP MTN. - COMM. BLDG	1615	160	\$68,879	\$3,283	GOOD	1995	Retain - Existing Use
Total		2,564	\$697,477	\$6,034			
TOTAL BUILDINGS CURRENTLY OWNED		2,564	\$697,477	\$6,034			
Annual Maintenance Need @ 3% CRV			\$20,924				

5.7 Office Space Utilization Summary

SUPERVISORS OFFICE						LEASE
Recommendation:		Lease Out for New Solicitation				
RSF	FTE	PSE	Other *	FTEO **	RSF/ FTEO	
23,266	74	19	20	104	225	
Other: Utilization: 225 RSF/FTE Cost/FTEO: \$5,572 *Other is hosted employees **FTEO based on 50% space for PSE's						

BLUE MOUNTAIN RANGER DISTRICT OFFICE					LEASE	
Recommendation:		Lease Out for New Solicitation				
RSF	FTE	PSE	Other *	FTEO **	RSF/ FTEO	
10,876	32	18	0	41	265	
Other: Utilization: 265 RSF/FTE Cost/FTEO: \$5,572 *Other is hosted employees **FTEO based on 50% space for PSE's						

EMIGRANT CREEK RANGER DISTRICT OFFICE						2004 and 2007
Recommendation:		Retain for Existing Use				
GSF	FTE	PSE	Other *	FTEO **	GSF/ FTEO	
7,488	31	44	0	53	141	
Other: Utilization: 141 GSF/FTE *Other is hosted employees **FTEO based on 50% space for PSE's Note: Forest needs to update I-Web SF and Bldg Data						

PRAIRIE CITY RANGER DISTRICT OFFICE					2010
Recommendation:		Retain for Existing Use			
GSF	FTE	PSE	Other *	FTEO **	GSF/ FTEO
9,100	24	5	1	28	325
Other: Utilization: 325 RSF/FTE *Other is hosted employees **FTEO based on 50% space for PSE's					



DRAFT

5.8 Complete List of Buildings with FMP Recommendations

BUILDING NAME	ID	GSF	CRV	DM	COND	YEAR	RECOMMEND
MALHEUR NF SUPERVISORS OFFICE							
Supervisors Office							
SUPERVISORS OFFICE LEASE							Lease up for Solicitation
John Day Compound (Managed by SO)							
JOHN DAY COMPOUND - AUTO SHOP	2100	8240	\$1,604,180	\$0	GOOD	1937	Retain - Existing Use
JOHN DAY COMPOUND - GAS HOUSE	2500	562	\$191,085	\$0	GOOD	1937	Retain - Existing Use
Supervisors Office Administered Misc Sites							
GRANT COUNTY JOINT AIRBASE FACILITY	5508	23876	\$6,448,597	\$0	GOOD	2009	Retain - Existing Use
JOHN DAY HELIPORT - STEEL RAPPEL TOWER	4217	364	\$95,317	\$0	GOOD	2001	Retain - Existing Use
COMMUNICATIONS SHOP	2103	1728	\$336,411	\$0	GOOD	1993	Retain - Existing Use
BLUE MOUNTAIN RANGER DISTRICT							
Blue Mountain RS Office							
BLUE MOUNTAIN RS OFFICE LEASE							Lease up for Solicitation
John Day Compound (Managed by Blue Mtn)							
JOHN DAY - FLAMMABLE STORAGE	1750	528	\$179,524	\$0	GOOD	1998	Retain - Existing Use
JOHN DAY - RESIDENCE	1002	1742	\$363,019	\$0	GOOD	1937	Retain - Existing Use
JOHN DAY - RESIDENCE	1043	2912	\$606,838	\$0	GOOD	1963	Retain - Existing Use
JOHN DAY COMPOUND - BARN	2400	875	\$119,963	\$0	GOOD	1937	Retain - Existing Use
JOHN DAY COMPOUND - HAZMAT	1751	91	\$30,941	\$0	GOOD	1992	Retain - Existing Use
JOHN DAY COMPOUND - WAREHOUSE	2300	7960	\$1,549,669	\$131,728	FAIR	1938	Retain - Existing Use
JOHN DAY - GARAGE	1500	299	\$40,993	\$0	GOOD	1939	Retain - Existing Use
JOHN DAY - GARAGE	1501	400	\$54,840	\$0	GOOD	1937	Retain - Existing Use
JOHN DAY - GARAGE	1502	400	\$54,840	\$0	GOOD	1937	Retain - Existing Use
JOHN DAY - RESIDENCE	1001	1734	\$361,352	\$0	GOOD	1938	Retain - Existing Use
JOHN DAY - RESIDENCE	1006	2382	\$496,390	\$0	GOOD	1936	Retain - Existing Use
JOHN DAY - RESIDENCE	1003	2224	\$463,464	\$0	GOOD	1936	Retain - Existing Use
JOHN DAY - RESIDENCE	1004	910	\$189,637	\$0	GOOD	1946	Retain - Existing Use
JOHN DAY COMPOUND - TREE COOLER	2309	4132	\$1,404,913	\$0	GOOD	1982	Retain - Alt Admin Use
JOHN DAY COMPOUND - WAREHOUSE	2200	8696	\$2,348,677	\$0	GOOD	1938	Retain - Existing Use
JOHN DAY COMPOUND - WAREHOUSE	2301	7960	\$1,549,669	\$0	GOOD	1936	Retain - Existing Use
JOHN DAY COMPOUND-TELECOMM	1620	96	\$41,327	\$0	GOOD	1998	Gone - Remove I-web
Blue Mountain Work Center							
BLUE MOUNTAIN WC - BARN	2405	240	\$32,904	\$10,045	POOR	1931	Decommission
BLUE MOUNTAIN WC - BUNKHOUSE	2003	720	\$201,372	\$3,911	GOOD	1934	Decommission
BLUE MOUNTAIN WC - BUNKHOUSE	1026	1025	\$286,676	\$49,574	POOR	1933	Decommission
BLUE MOUNTAIN WC - WAREHOUSE	2206	768	\$105,293	\$105,293	POOR	1932	Decommission
NEW BMWC BUNKHOUSE	1315	2499	\$698,930	\$0	GOOD	2011	Retain - Existing Use
Bear Valley Work Center							
BVWC-BARN	2404	1577	\$216,207	\$3,405	GOOD	1933	Decommission
BVWC-BATH HOUSE	1701	175	\$47,265	\$47,265	POOR	1954	Decommission
BVWC-BUNKHOUSE	2002	459	\$62,929	\$62,929	POOR	1933	Decommission
BVWC-BUNKHOUSE	1403	1504	\$420,645	\$420,645	POOR	1933	Decommission
BVWC-GAS HOUSE	2504	126	\$42,841	\$3,167	FAIR	1933	Decommission
BVWC-GENERATOR HOUSE	1614	118	\$40,121	\$40,121	POOR	1957	Decommission
BVWC-STORAGE	1514	577	\$79,107	\$79,107	POOR	1933	Decommission
BVWC-HOUSE	1020	425	\$58,268	\$58,268	POOR	1933	Decommission
BVWC-TOILET	1720	20	\$8,692	\$6,460	POOR	1946	Decommission
Raddue Guard Station							
RADDUE FOREST CAMP-TOILET	5511	16	\$6,954	\$777	POOR	1962	Decommission
RADDUE GS - BUNKHOUSE	1023	672	\$187,948	\$187,948	POOR	1933	Decommission
RADDUE GS - STORAGE	1520	288	\$26,060	\$26,060	POOR	1934	Decommission

Blue Mtn RD Misc Admin Sites							
BLACK BUTTE - LO	4201	400	\$104,744	\$66,661	POOR	1960	Decommission
BLACK BUTTE-TOILET	1735	16	\$6,954	\$3,517	POOR	1954	Decommission
DIXIE BUTTE - GARAGE	1527	260	\$35,646	\$35,646	POOR	1934	Transfer Ownership to County
DIXIE BUTTE - LO	4009	465	\$121,765	\$48,200	POOR	1968	Retain - Existing Use
DIXIE BUTTE - TOILET	1738	16	\$6,954	\$6,954	POOR	1980	Retain - Existing Use
DIXIE BUTTE - TOILET	1737	16	\$6,954	\$6,954	POOR	1968	Decommission
DIXIE BUTTE-COMM BUILDING	1617	160	\$68,879	\$2,750	GOOD	1997	Retain - Existing Use
DRY SODA-LO	4202	400	\$104,744	\$0	GOOD	1941	Retain - Existing Use
DRY SODA-STORAGE	2607	120	\$40,801	\$5	GOOD	1995	Retain - Existing Use
DRY SODA - CXT TOILET (ADD)		60	\$26,076				Retain - Existing Use
DRY SODA-TOILET	1724	16	\$6,954	\$331	GOOD	1941	Decommission
FALL MTN-RADIO BLDG	1619	280	\$120,538	\$0	GOOD	1990	Retain - Existing Use
FLAGTAIL-GARAGE	1518	289	\$39,622	\$5,522	POOR	1934	Decommission
FLAGTAIL-LO	4204	441	\$115,481	\$16,074	POOR	1966	Retain - Existing Use
FLAGTAIL-TOILET	1722	16	\$6,954	\$221	GOOD	1948	Decommission
FLAGTAIL LO - SINGLE CXT	2816	60	\$26,076	\$0	GOOD	2010	Retain - Existing Use
INDIAN ROCK - LO	4013	240	\$62,847	\$20,402	POOR	1957	Retain - Existing Use
INDIAN ROCK LO TOILET	5296	40	\$17,384	\$324	GOOD	2004	Retain - Existing Use
INDIAN ROCK-TOILET	1736	20	\$8,692	\$8,692	POOR	1957	Gone - Remove I-web
KEENEY CAMP GS-TOILET	5507	25	\$10,865	\$932	FAIR	1998	Retain - Existing Use
VANCE CREEK - CAP HOUSE	2602	48	\$4,343	\$0	GOOD	1935	Retain Alt Use - Heritage
VANCE CREEK - POWDER HOUSE	2601	224	\$20,269	\$0	GOOD	1934	Retain Alt Use - Heritage
EMIGRANT CREEK RANGER DISTRICT							
Emigrant Creek RS Administrative Site							
FRONT OFFICE	2004	2408	\$658,908	\$190,807	POOR	1962	Retain - Existing Use
ECRD FIRE/FUELS OFFICE*		4630	\$1,266,921		NR	2011	Acquire
FIRE CACHE	2205	2400	\$473,371	\$92,444	POOR	1959	Retain - Existing Use
FIRE STORAGE BUILDING (ADD)		240	\$33,336			2017	Retain - Existing Use
FIRE FUELS OFFICE	2008	1860	\$508,957	\$508,957	POOR	1959	Decommission
FIRE SUPPRESSION OFFICE	2009	1860	\$508,957	\$508,957	POOR	1962	Decommission
FLAMMABLE STORAGE BLDG	2303	1064	\$366,518	\$3,620	GOOD	1994	Retain - Existing Use
HEATED WAREHOUSE	2206	2400	\$333,360	\$46,446	POOR	1959	Retain - Existing Use
PRESALE	1402	200	\$27,780	\$0	GOOD	1960	Retain - Existing Use
REFORESTATION	1401	800	\$111,120	\$0	GOOD	1986	Retain - Existing Use
SHOP & GIS	2104	2460	\$485,205	\$103,238	POOR	1959	Retain - Existing Use
SM RESOURCES AND COMPUTER	2007	5080	\$1,390,056	\$0	GOOD	1960	Retain - Existing Use
SNOW MTN REC & FIRE, TIRES	1400	720	\$100,008	\$10,565	POOR	1980	Retain - Existing Use
TREE COOLER	2300	4100	\$1,412,335		NR	1982	Retain - Existing Use
Allison Guard Station Admin Site							
ALLISON GARAGE	1560	216	\$30,002	\$0	GOOD	1935	Retain - Existing Use
ALLISON GAS & OIL HOUSE	2503	480	\$165,347	\$0	GOOD	1935	Retain - Existing Use
ALLISON GENERATOR HOUSE	1874	60	\$20,668	\$0	GOOD	1935	Retain - Existing Use
ALLISON GUARD STATION - H2O	5516	168	\$86,786		NR	2006	Retain - Existing Use
ALLISON HISTORIC LOG CABIN	1700	300	\$63,338	\$0	GOOD	1911	Retain Alt Use - Heritage
ALLISON BUNKHOUSE (Remodeled Warehs)	2201	2750	\$779,229	\$0	GOOD	1935	Retain - Existing Use
ALLISON COOKHOUSE	1301	954	\$201,416	\$12,835	FAIR	1935	Retain Alt Use - Rental
ALLISON LARGE RES	1151	884	\$186,637	\$0	GOOD	1935	Retain Alt Use - Rental
ALLISON SMALL RES	1152	499	\$105,353	\$16,820	POOR	1935	Retain Alt Use - Rental
Crow Flat Work Center							
CROW FLAT - BUNKHOUSE	1314	1420	\$402,366	\$0	GOOD	1993	Retain - Existing Use
CROW FLAT - LAUNDRY BUILDING	2503	175	\$47,886	\$0	GOOD	1924	Retain - Existing Use
CROW FLAT - STORAGE	2505	120	\$23,669	\$0	GOOD	1924	Retain - Existing Use
CROW FLAT - TRAILER SHED	2331	752	\$68,939	\$0	GOOD	1976	Retain - Existing Use
CROW FLAT - CXT H2O Building (ADD)		120	\$41,400		GOOD		Retain - Existing Use
CROW FLAT-GAS HOUSE	2509	56	\$19,290	\$0	GOOD	1956	Retain - Existing Use

Emigrant Creek RD Misc Admin Sites							
BALD BUTTE LOOKOUT	4216	196	\$51,999	\$0	GOOD	1959	Decommission
CALAMITY - GARAGE	1506	624	\$86,674	\$27,309	POOR	1934	Retain Alt Use - Heritage
CALAMITY - LO	4003	196	\$51,999	\$51,999	POOR	1927	Retain Alt Use - Heritage
CALAMITY BUTTE - LO	4014	576	\$152,812	\$0	GOOD	2000	Retain - Existing Use
CALAMITY BUTTE-TOILET	1730	16	\$7,045	\$11,474	POOR	1948	Decommission
CALAMITY BUTTE - CXT TOILET		60	\$26,076				Acquire
DRY MT LOOKOUT	4212	49	\$13,000	\$0	GOOD	1932	Decommission
DRY MOUNTAIN TOILET (ADD)		16	\$6,960	\$6,960	POOR		Decommission
DRY MTN LO GROUND HOUSE	1153	200	\$42,226	\$0	GOOD	1930	Decommission
DRY MTN 6' x 8' COMM BUILDING (ADD)		48	\$20,880		GOOD		Retain - Existing Use
DRY MTN 7' X 8' BUILDING (ADD)		56	\$24,360		GOOD		Retain - Existing Use
KING MOUNTAIN - GARAGE	1505	300	\$41,670	\$36,077	POOR	1934	Decommission
KING MOUNTAIN - LO	4213	178	\$47,223	\$39,005	POOR	1959	Decommission
SNOW MTN COMM BLD	1703	96	\$41,870	\$0	GOOD	1995	Retain - Existing Use
SNOW MT LOOKOUT	4350	196	\$51,999	\$34,482	POOR	1961	Retain - Existing Use
SNOW MOUNTAIN CXT TOILET (ADD)		60	\$26,076		GOOD		Retain - Existing Use
SUGARLOAF - GARAGE	1513	295	\$40,976	\$40,976	POOR	1934	Decommission
SUGARLOAF - LO	4208	205	\$54,386	\$10,096	POOR	1948	Retain - Existing Use
SUGARLOAF - TOILET	1732	22	\$9,687	\$524	GOOD	1987	Retain - Existing Use
WEST MYRTLE - BUNKHOUSE	1511	288	\$81,607	\$22,842	POOR	1929	Decommission
WEST MYRTLE - BUNKHOUSE	1017	240	\$68,005	\$9,099	POOR	1929	Decommission
WEST MYRTLE - LO	4209	49	\$13,000	\$10,741	POOR	1929	Decommission
WEST MYRTLE-TOILET	1731	16	\$7,045	\$7,045	POOR	1950	Decommission
PRAIRIE CITY RANGER DISTRICT							
Prairie City RS Administrative Site							
PRAIRIE CITY RANGER DISTRICT OFFICE	2010	9100	\$2,457,792	\$0	GOOD	2011	Retain - Existing Use
PRAIRIE CITY RS - RESIDENCE	1306	448	\$125,298	\$28,782	POOR	1932	Retain Alt Use - Heritage
Prairie City Work Center							
PRAIRIE CITY WC WAREHOUSE - LEASED							Retain Existing Lease
PCRD SEASONAL OFFICE	5530	1250	\$337,609	\$0	GOOD	2011	Retain - Existing Use
PRAIRIE CITY FLAMMABLE STORAGE	2325	300	\$102,002	\$19,308	POOR	2003	Retain - Existing Use
PRAIRIE CITY SC - GAS HOUSE	2508	96	\$32,641	\$13,521	POOR	1973	Retain - Existing Use
PRAIRIE CITY SC - TREE COOLER	2307	112	\$38,081	\$15,509	POOR	1970	Retain - Existing Use
PRAIRIE CITY SC - WAREHOUSE	2210	4096	\$561,562	\$54,984	FAIR	1964	Retain - Existing Use
Crane Prairie Work Center							
CRANE PRAIRIE WC - BARN	2401	768	\$105,293	\$105,293	POOR	1933	Retain Alt Use - Heritage
CRANE PRAIRIE WC - BUNKHOUSE	1311	504	\$140,961	\$71,968	POOR	1931	Retain - Existing Use
CRANE PRAIRIE WC - BUNKHOUSE	1300	448	\$125,298	\$4,662	GOOD	1930	Retain - Existing Use
CRANE PRAIRIE WC - BUNKHOUSE	1008	714	\$199,694	\$24,722	POOR	1933	Decommission
CRANE PRAIRIE WC - BUNKHOUSE	1309	1056	\$295,346	\$93,886	POOR	1961	Retain - Existing Use
CRANE PRAIRIE WC - COOKHOUSE	1404	1272	\$390,636	\$140,358	POOR	1961	Retain - Existing Use
CRANE PRAIRIE WC - GAS HOUSE	2502	120	\$40,801	\$0	GOOD	1934	Retain - Existing Use
CRANE PRAIRIE WC - GAS HOUSE	2501	120	\$40,801	\$1,591	GOOD	1933	Retain - Existing Use
CRANE PRAIRIE WC - GEN. HOUSE	1613	96	\$32,641	\$3,575	POOR	1971	Retain - Existing Use
CRANE PRAIRIE WC - STORAGE	2605	200	\$18,097	\$14,637	POOR	1964	Decommission
CRANE PRAIRIE WC - TOILET	1743	40	\$17,384	\$0	GOOD	1998	Retain - Existing Use
CRANE PRAIRIE PUMPHOUSE (ADD)		60	\$26,076		GOOD		Retain - Existing Use
CRANE PRAIRIE WC - WAREHOUSE	2202	1120	\$218,044	\$92,485	POOR	1933	Retain - Existing Use

Prairie City RD Misc Admin Sites							
ANTELOPE LO	4215	441	\$115,481	\$25,089	POOR	1963	Retain - Existing Use
ANTELOPE-TOILET	1741	16	\$6,954	\$715	FAIR	1963	Decommission
ANTELOPE LO- CXT TOILET (ADD)		60	\$26,076		GOOD		Retain - Existing Use
ANTELOPE COMM BLDG (ADD)		36	\$15,660				Retain - Existing Use
FRAISER LO - CAB	4211	49	\$12,831	\$12,831	POOR	1936	Decommission
FRAISER LO - RESIDENCE	1508	400	\$111,874	\$111,874	POOR	1938	Decommission
FRAISER-TOILET	1740	16	\$6,954	\$695	FAIR	1933	Decommission
LAKE CREEK CAMP - BATH HOUSE	1700	391	\$105,604	\$0	GOOD	1951	Retain - Alt Use - SUP
LAKE CREEK CAMP - BUNKHOUSE	1009	421	\$117,747	\$0	GOOD	1933	Retain - Alt Use - SUP
LAKE CREEK CAMP - BUNKHOUSE	1010	381	\$106,560	\$0	GOOD	1933	Retain - Alt Use - SUP
SHEEP MTN. - COMM. BLDG	1615	160	\$68,879	\$3,283	GOOD	1995	Retain - Existing Use
Total		160,381	\$38,904,804	\$4,102,968			
Less Buildings Already Disposed							
JOHN DAY COMPOUND-TELECOMM	1620	-96	-\$41,327	\$0	GOOD	1998	Gone - Remove I-web
DIXIE BUTTE - GARAGE	1527	-260	-\$35,646	-\$35,646	POOR	1934	Transfer Ownership to County
INDIAN ROCK-TOILET	1736	-20	-\$8,692	-\$8,692	POOR	1957	Gone - Remove I-web
Less Buildings to Acquire							
ECRD FIRE/FUELS OFFICE*		-4630	-\$1,266,921		NR	2011	Acquire
CALAMITY BUTTE - CXT TOILET		-60	-\$26,076				Acquire
TOTAL BUILDINGS CURRENTLY OWNED		155,315	\$37,526,142	\$4,058,630			
Annual Maintenance Need @ 3% CRV			\$1,125,784				
		RSF	Cost	\$/SF	FTE	\$/FTE	
SUPERVISORS OFFICE LEASE		23,266	\$805,285	\$23.59	152	\$5,298	Lease expires 2/28/19
BLUE MOUNTAIN RS OFFICE LEASE		10,876					solicitation in process
PRARIE CITY WC WAREHOUSE - LEASED		6,000	\$12,436	\$2.07			Retain Existing Lease
Total Leases		40,142	\$817,721				
TOTAL OWNED AND LEASED SF		195,457					

5.9 List of Buildings to Retain for Existing Use

BUILDING NAME	ID	GSF	CRV	DM	COND	YEAR	RECOMMEND
MALHEUR NF SUPERVISORS OFFICE							
Supervisors Office							
SUPERVISORS OFFICE LEASE							Lease up for Solicitation
John Day Compound (Managed by SO)							
JOHN DAY COMPOUND - AUTO SHOP	2100	8240	\$1,604,180	\$0	GOOD	1937	Retain - Existing Use
JOHN DAY COMPOUND - GAS HOUSE	2500	562	\$191,085	\$0	GOOD	1937	Retain - Existing Use
Supervisors Office Administered Misc Sites							
GRANT COUNTY JOINT AIRBASE FACILITY	5508	23876	\$6,448,597	\$0	GOOD	2009	Retain - Existing Use
JOHN DAY HELIPORT - STEEL RAPPEL TOWER	4217	364	\$95,317	\$0	GOOD	2001	Retain - Existing Use
COMMUNICATIONS SHOP	2103	1728	\$336,411	\$0	GOOD	1993	Retain - Existing Use
BLUE MOUNTAIN RANGER DISTRICT							
Blue Mountain RS Office							
BLUE MOUNTAIN RS OFFICE LEASE							Lease up for Solicitation
John Day Compound (Managed by Blue Mtn)							
JOHN DAY - FLAMMABLE STORAGE	1750	528	\$179,524	\$0	GOOD	1998	Retain - Existing Use
JOHN DAY - RESIDENCE	1002	1742	\$363,019	\$0	GOOD	1937	Retain - Existing Use
JOHN DAY - RESIDENCE	1043	2912	\$606,838	\$0	GOOD	1963	Retain - Existing Use
JOHN DAY COMPOUND - BARN	2400	875	\$119,963	\$0	GOOD	1937	Retain - Existing Use
JOHN DAY COMPOUND - HAZMAT	1751	91	\$30,941	\$0	GOOD	1992	Retain - Existing Use
JOHN DAY COMPOUND - WAREHOUSE	2300	7960	\$1,549,669	\$131,728	FAIR	1938	Retain - Existing Use
JOHN DAY - GARAGE	1500	299	\$40,993	\$0	GOOD	1939	Retain - Existing Use
JOHN DAY - GARAGE	1501	400	\$54,840	\$0	GOOD	1937	Retain - Existing Use
JOHN DAY - GARAGE	1502	400	\$54,840	\$0	GOOD	1937	Retain - Existing Use
JOHN DAY - RESIDENCE	1001	1734	\$361,352	\$0	GOOD	1938	Retain - Existing Use
JOHN DAY - RESIDENCE	1006	2382	\$496,390	\$0	GOOD	1936	Retain - Existing Use
JOHN DAY - RESIDENCE	1003	2224	\$463,464	\$0	GOOD	1936	Retain - Existing Use
JOHN DAY - RESIDENCE	1004	910	\$189,637	\$0	GOOD	1946	Retain - Existing Use
JOHN DAY COMPOUND - TREE COOLER	2309	4132	\$1,404,913	\$0	GOOD	1982	Retain - Alt Admin Use
JOHN DAY COMPOUND - WAREHOUSE	2200	8696	\$2,348,677	\$0	GOOD	1938	Retain - Existing Use
JOHN DAY COMPOUND - WAREHOUSE	2301	7960	\$1,549,669	\$0	GOOD	1936	Retain - Existing Use
Blue Mountain Work Center							
NEW BMWC BUNKHOUSE	1315	2499	\$698,930	\$0	GOOD	2011	Retain - Existing Use
Blue Mtn RD Misc Admin Sites							
DIXIE BUTTE - LO	4009	465	\$121,765	\$48,200	POOR	1968	Retain - Existing Use
DIXIE BUTTE - TOILET	1738	16	\$6,954	\$6,954	POOR	1980	Retain - Existing Use
DIXIE BUTTE-COMM BUILDING	1617	160	\$68,879	\$2,750	GOOD	1997	Retain - Existing Use
DRY SODA-LO	4202	400	\$104,744	\$0	GOOD	1941	Retain - Existing Use
DRY SODA-STORAGE	2607	120	\$40,801	\$5	GOOD	1995	Retain - Existing Use
DRY SODA - CXT TOILET (ADD)		60	\$26,076				Retain - Existing Use
FALL MTN-RADIO BLDG	1619	280	\$120,538	\$0	GOOD	1990	Retain - Existing Use
FLAGTAIL-LO	4204	441	\$115,481	\$16,074	POOR	1966	Retain - Existing Use
FLAGTAIL LO - SINGLE CXT	2816	60	\$26,076	\$0	GOOD	2010	Retain - Existing Use
INDIAN ROCK - LO	4013	240	\$62,847	\$20,402	POOR	1957	Retain - Existing Use
INDIAN ROCK LO TOILET	5296	40	\$17,384	\$324	GOOD	2004	Retain - Existing Use
KEENEY CAMP GS-TOILET	5507	25	\$10,865	\$932	FAIR	1998	Retain - Existing Use

EMIGRANT CREEK RANGER DISTRICT							
Emigrant Creek RS Administrative Site							
FRONT OFFICE	2004	2408	\$658,908	\$190,807	POOR	1962	Retain - Existing Use
FIRE CACHE	2205	2400	\$473,371	\$92,444	POOR	1959	Retain - Existing Use
FIRE STORAGE BUILDING (ADD)		240	\$33,336			2017	Retain - Existing Use
FLAMMABLE STORAGE BLDG	2303	1064	\$366,518	\$3,620	GOOD	1994	Retain - Existing Use
HEATED WAREHOUSE	2206	2400	\$333,360	\$46,446	POOR	1959	Retain - Existing Use
PRESALE	1402	200	\$27,780	\$0	GOOD	1960	Retain - Existing Use
REFORESTATION	1401	800	\$111,120	\$0	GOOD	1986	Retain - Existing Use
SHOP & GIS	2104	2460	\$485,205	\$103,238	POOR	1959	Retain - Existing Use
SM RESOURCES AND COMPUTER	2007	5080	\$1,390,056	\$0	GOOD	1960	Retain - Existing Use
SNOW MTN REC & FIRE, TIRES	1400	720	\$100,008	\$10,565	POOR	1980	Retain - Existing Use
TREE COOLER	2300	4100	\$1,412,335		NR	1982	Retain - Existing Use
Allison Guard Station Admin Site							
ALLISON GARAGE	1560	216	\$30,002	\$0	GOOD	1935	Retain - Existing Use
ALLISON GAS & OIL HOUSE	2503	480	\$165,347	\$0	GOOD	1935	Retain - Existing Use
ALLISON GENERATOR HOUSE	1874	60	\$20,668	\$0	GOOD	1935	Retain - Existing Use
ALLISON GUARD STATION - H2O	5516	168	\$86,786		NR	2006	Retain - Existing Use
ALLISON BUNKHOUSE (Remodeled Warehs)	2201	2750	\$779,229	\$0	GOOD	1935	Retain - Existing Use
Crow Flat Work Center							
CROW FLAT - BUNKHOUSE	1314	1420	\$402,366	\$0	GOOD	1993	Retain - Existing Use
CROW FLAT - LAUNDRY BUILDING	2503	175	\$47,886	\$0	GOOD	1924	Retain - Existing Use
CROW FLAT - STORAGE	2505	120	\$23,669	\$0	GOOD	1924	Retain - Existing Use
CROW FLAT - TRAILER SHED	2331	752	\$68,939	\$0	GOOD	1976	Retain - Existing Use
CROW FLAT - CXT H2O Building (ADD)		120	\$41,400		GOOD		Retain - Existing Use
CROW FLAT-GAS HOUSE	2509	56	\$19,290	\$0	GOOD	1956	Retain - Existing Use
Emigrant Creek RD Misc Admin Sites							
CALAMITY BUTTE - LO	4014	576	\$152,812	\$0	GOOD	2000	Retain - Existing Use
DRY MTN 6' x 8' COMM BUILDING (ADD)		48	\$20,880		GOOD		Retain - Existing Use
DRY MTN 7' x 8' BUILDING (ADD)		56	\$24,360		GOOD		Retain - Existing Use
SNOW MTN COMM BLD	1703	96	\$41,870	\$0	GOOD	1995	Retain - Existing Use
SNOW MT LOOKOUT	4350	196	\$51,999	\$34,482	POOR	1961	Retain - Existing Use
SNOW MOUNTAIN CXT TOILET (ADD)		60	\$26,076		GOOD		Retain - Existing Use
SUGARLOAF - LO	4208	205	\$54,386	\$10,096	POOR	1948	Retain - Existing Use
SUGARLOAF - TOILET	1732	22	\$9,687	\$524	GOOD	1987	Retain - Existing Use
PRAIRIE CITY RANGER DISTRICT							
Prairie City RS Administrative Site							
PRAIRIE CITY RANGER DISTRICT OFFICE	2010	9100	\$2,457,792	\$0	GOOD	2011	Retain - Existing Use
Prairie City Work Center							
PRAIRIE CITY WC WAREHOUSE - LEASED							Retain Existing Lease
PCRD SEASONAL OFFICE	5530	1250	\$337,609	\$0	GOOD	2011	Retain - Existing Use
PRAIRIE CITY FLAMMABLE STORAGE	2325	300	\$102,002	\$19,308	POOR	2003	Retain - Existing Use
PRAIRIE CITY SC - GAS HOUSE	2508	96	\$32,641	\$13,521	POOR	1973	Retain - Existing Use
PRAIRIE CITY SC - TREE COOLER	2307	112	\$38,081	\$15,509	POOR	1970	Retain - Existing Use
PRAIRIE CITY SC - WAREHOUSE	2210	4096	\$561,562	\$54,984	FAIR	1964	Retain - Existing Use

Crane Prairie Work Center							
CRANE PRAIRIE WC - BUNKHOUSE	1311	504	\$140,961	\$71,968	POOR	1931	Retain - Existing Use
CRANE PRAIRIE WC - BUNKHOUSE	1300	448	\$125,298	\$4,662	GOOD	1930	Retain - Existing Use
CRANE PRAIRIE WC - BUNKHOUSE	1309	1056	\$295,346	\$93,886	POOR	1961	Retain - Existing Use
CRANE PRAIRIE WC - COOKHOUSE	1404	1272	\$390,636	\$140,358	POOR	1961	Retain - Existing Use
CRANE PRAIRIE WC - GAS HOUSE	2502	120	\$40,801	\$0	GOOD	1934	Retain - Existing Use
CRANE PRAIRIE WC - GAS HOUSE	2501	120	\$40,801	\$1,591	GOOD	1933	Retain - Existing Use
CRANE PRAIRIE WC - GEN. HOUSE	1613	96	\$32,641	\$3,575	POOR	1971	Retain - Existing Use
CRANE PRAIRIE WC - TOILET	1743	40	\$17,384	\$0	GOOD	1998	Retain - Existing Use
CRANE PRAIRIE PUMPHOUSE (ADD)		60	\$26,076		GOOD		Retain - Existing Use
CRANE PRAIRIE WC - WAREHOUSE	2202	1120	\$218,044	\$92,485	POOR	1933	Retain - Existing Use
Prairie City RD Misc Admin Sites							
ANTELOPE LO	4215	441	\$115,481	\$25,089	POOR	1963	Retain - Existing Use
ANTELOPE LO- CXT TOILET (ADD)		60	\$26,076		GOOD		Retain - Existing Use
ANTELOPE COMM BLDG (ADD)		36	\$15,660				Retain - Existing Use
SHEEP MTN. - COMM. BLDG	1615	160	\$68,879	\$3,283	GOOD	1995	Retain - Existing Use
Total		132,756	\$32,455,077	\$1,259,808			
TOTAL BUILDINGS TO RETAIN EXISTING USE		132,756	\$32,455,077	\$1,259,808			
Annual Maintenance Need @ 3% CRV			\$973,652				
		RSF	Cost	\$/SF	FTE	\$/FTE	
SUPERVISORS OFFICE LEASE		23,266	\$805,285	\$23.59	152	\$5,298	Lease expires 2/28/19
BLUE MOUNTAIN RS OFFICE LEASE		10,876					solicitation in process
PRARIE CITY WC WAREHOUSE - LEASED		6,000	\$12,436	\$2.07			Retain Existing Lease
Total Leases		40,142	\$817,721				
TOTAL OWNED AND LEASED SF		172,898					

5.10 List of Buildings to Retain for Alternate Use

BUILDING NAME	ID	GSF	CRV	DM	COND	YEAR	RECOMMEND
BLUE MOUNTAIN RANGER DISTRICT							
Blue Mtn RD Misc Admin Sites							
VANCE CREEK - CAP HOUSE	2602	48	\$4,343	\$0	GOOD	1935	Retain Alt Use - Heritage
VANCE CREEK - POWDER HOUSE	2601	224	\$20,269	\$0	GOOD	1934	Retain Alt Use - Heritage
EMIGRANT CREEK RANGER DISTRICT							
Allison Guard Station Admin Site							
ALLISON HISTORIC LOG CABIN	1700	300	\$63,338	\$0	GOOD	1911	Retain Alt Use - Heritage
ALLISON COOKHOUSE	1301	954	\$201,416	\$12,835	FAIR	1935	Retain Alt Use - Rental
ALLISON LARGE RES	1151	884	\$186,637	\$0	GOOD	1935	Retain Alt Use - Rental
ALLISON SMALL RES	1152	499	\$105,353	\$16,820	POOR	1935	Retain Alt Use - Rental
Emigrant Creek RD Misc Admin Sites							
CALAMITY - GARAGE	1506	624	\$86,674	\$27,309	POOR	1934	Retain Alt Use - Heritage
CALAMITY - LO	4003	196	\$51,999	\$51,999	POOR	1927	Retain Alt Use - Heritage
PRAIRIE CITY RANGER DISTRICT							
Prairie City RS Administrative Site							
PRAIRIE CITY RS - RESIDENCE	1306	448	\$125,298	\$28,782	POOR	1932	Retain Alt Use - Heritage
Crane Prairie Work Center							
CRANE PRAIRIE WC - BARN	2401	768	\$105,293	\$105,293	POOR	1933	Retain Alt Use - Heritage
Prairie City RD Misc Admin Sites							
LAKE CREEK CAMP - BATH HOUSE	1700	391	\$105,604	\$0	GOOD	1951	Retain - Alt Use - SUP
LAKE CREEK CAMP - BUNKHOUSE	1009	421	\$117,747	\$0	GOOD	1933	Retain - Alt Use - SUP
LAKE CREEK CAMP - BUNKHOUSE	1010	381	\$106,560	\$0	GOOD	1933	Retain - Alt Use - SUP
Total		6,138	\$1,280,531	\$243,038			
TOTAL BUILDINGS CURRENTLY OWNED		6,138	\$1,280,531	\$243,038			
Annual Maintenance Need @ 3% CRV			\$38,416				

5.11 List of Buildings to Decommission

BUILDING NAME	ID	GSF	CRV	DM	COND	YEAR	RECOMMEND
BLUE MOUNTAIN RANGER DISTRICT							
Blue Mountain Work Center							
BLUE MOUNTAIN WC - BARN	2405	240	\$32,904	\$10,045	POOR	1931	Decommission
BLUE MOUNTAIN WC - BUNKHOUSE	2003	720	\$201,372	\$3,911	GOOD	1934	Decommission
BLUE MOUNTAIN WC - BUNKHOUSE	1026	1025	\$286,676	\$49,574	POOR	1933	Decommission
BLUE MOUNTAIN WC - WAREHOUSE	2206	768	\$105,293	\$105,293	POOR	1932	Decommission
Bear Valley Work Center							
BVWC-BARN	2404	1577	\$216,207	\$3,405	GOOD	1933	Decommission
BVWC-BATH HOUSE	1701	175	\$47,265	\$47,265	POOR	1954	Decommission
BVWC-BUNKHOUSE	2002	459	\$62,929	\$62,929	POOR	1933	Decommission
BVWC-BUNKHOUSE	1403	1504	\$420,645	\$420,645	POOR	1933	Decommission
BVWC-GAS HOUSE	2504	126	\$42,841	\$3,167	FAIR	1933	Decommission
BVWC-GENERATOR HOUSE	1614	118	\$40,121	\$40,121	POOR	1957	Decommission
BVWC-STORAGE	1514	577	\$79,107	\$79,107	POOR	1933	Decommission
BVWC-HOUSE	1020	425	\$58,268	\$58,268	POOR	1933	Decommission
BVWC-TOILET	1720	20	\$8,692	\$6,460	POOR	1946	Decommission
Raddue Guard Station							
RADDUE FOREST CAMP-TOILET	5511	16	\$6,954	\$777	POOR	1962	Decommission
RADDUE GS - BUNKHOUSE	1023	672	\$187,948	\$187,948	POOR	1933	Decommission
RADDUE GS - STORAGE	1520	288	\$26,060	\$26,060	POOR	1934	Decommission
Blue Mtn RD Misc Admin Sites							
BLACK BUTTE - LO	4201	400	\$104,744	\$66,661	POOR	1960	Decommission
BLACK BUTTE-TOILET	1735	16	\$6,954	\$3,517	POOR	1954	Decommission
DIXIE BUTTE -TOILET	1737	16	\$6,954	\$6,954	POOR	1968	Decommission
DRY SODA-TOILET	1724	16	\$6,954	\$331	GOOD	1941	Decommission
FLAGTAIL-GARAGE	1518	289	\$39,622	\$5,522	POOR	1934	Decommission
FLAGTAIL-TOILET	1722	16	\$6,954	\$221	GOOD	1948	Decommission
EMIGRANT CREEK RANGER DISTRICT							
Emigrant Creek RS Administrative Site							
FIRE FUELS OFFICE	2008	1860	\$508,957	\$508,957	POOR	1959	Decommission
FIRE SUPPRESSION OFFICE	2009	1860	\$508,957	\$508,957	POOR	1962	Decommission
Emigrant Creek RD Misc Admin Sites							
BALD BUTTE LOOKOUT	4216	196	\$51,999	\$0	GOOD	1959	Decommission
CALAMITY BUTTE-TOILET	1730	16	\$7,045	\$11,474	POOR	1948	Decommission
DRY MT LOOKOUT	4212	49	\$13,000	\$0	GOOD	1932	Decommission
DRY MOUNTAIN TOILET (ADD)		16	\$6,960	\$6,960	POOR		Decommission
DRY MTN LO GROUND HOUSE	1153	200	\$42,226	\$0	GOOD	1930	Decommission
KING MOUNTAIN - GARAGE	1505	300	\$41,670	\$36,077	POOR	1934	Decommission
KING MOUNTAIN - LO	4213	178	\$47,223	\$39,005	POOR	1959	Decommission
SUGARLOAF - GARAGE	1513	295	\$40,976	\$40,976	POOR	1934	Decommission
WEST MYRTLE - BUNKHOUSE	1511	288	\$81,607	\$22,842	POOR	1929	Decommission
WEST MYRTLE - BUNKHOUSE	1017	240	\$68,005	\$9,099	POOR	1929	Decommission
WEST MYRTLE - LO	4209	49	\$13,000	\$10,741	POOR	1929	Decommission
WEST MYRTLE-TOILET	1731	16	\$7,045	\$7,045	POOR	1950	Decommission

PRAIRIE CITY RANGER DISTRICT							
Crane Prairie Work Center							
CRANE PRAIRIE WC - BUNKHOUSE	1008	714	\$199,694	\$24,722	POOR	1933	Decommission
CRANE PRAIRIE WC - STORAGE	2605	200	\$18,097	\$14,637	POOR	1964	Decommission
Prairie City RD Misc Admin Sites							
ANTELOPE-TOILET	1741	16	\$6,954	\$715	FAIR	1963	Decommission
FRAISER LO - CAB	4211	49	\$12,831	\$12,831	POOR	1936	Decommission
FRAISER LO - RESIDENCE	1508	400	\$111,874	\$111,874	POOR	1938	Decommission
FRAISER-TOILET	1740	16	\$6,954	\$695	FAIR	1933	Decommission
Total		16,421	\$3,790,534	\$2,555,785			
TOTAL BUILDINGS TO DECOMMISSION		16,421	\$3,790,534	\$2,555,785			
Annual Maintenance Need @ 3% CRV			\$113,716				

5.12 List of Buildings to Acquire

BUILDING NAME	ID	GSF	CRV	DM	COND	YEAR	RECOMMEND
EMIGRANT CREEK RANGER DISTRICT							
Emigrant Creek RS Administrative Site							
ECRD FIRE/FUELS OFFICE*		4630	\$1,266,921		NR	2011	Acquire
Emigrant Creek RD Misc Admin Sites							
CALAMITY BUTTE - CXT TOILET		60	\$26,076				Acquire
Total		4,690	\$1,292,997	\$0			
Annual Maintenance Need @ 3% CRV			\$38,790				

5.13 List of Buildings Disposed

Forest to Provide List

DRAFT

FMP APPENDICES

Appendices are attached as separate documents.

Appendix A – Regional Facilities Strategy

Appendix B – Quarters List

Appendix C – I-Web Building List

Appendix D – CIM Project List

Appendix E – Sustainable Building Practices

Appendix F – Environmental Compliance

Appendix G – FA&O Water Systems

Appendix H – FA&O Waste Water Systems

Appendix I – Asbestos Management

Appendix J - Lead Based Paint Management

Appendix K – Accessibility for FA&O Facilities

Appendix L – National Facilities Study, Executive Summary and Team Briefing

Appendix M – NorthStar Team Bios